



**TAKE NOTICE THAT A REGULAR MEETING
OF THE BOARD OF COMMISSIONERS
OF THE CITY OF PHARR, TEXAS
WILL BE HELD AT CITY HALL, COMMISSIONERS' ROOM,
118 S. CAGE BLVD., 2ND FLOOR, PHARR, TEXAS
COMMENCING AT 4:00 PM ON
MONDAY, JULY 6, 2026**

The City of Pharr has called this meeting as allowed pursuant to Texas law, city charter, and city ordinances. The governing body may recess from day to day when it does not complete consideration of a particularly long subject as authorized by law. All persons desiring to address the governing body must register with the presiding city clerk prior to the scheduled meeting.

1. CALL TO ORDER:

A) Roll call and possible action on the excusing of any absent member of the governing board.

B) Pledge of Allegiance/Invocation

2. PUBLIC TESTIMONY: *(Ordinance No. O-2019-45). A person intending on addressing the governing body may speak at a scheduled meeting of the governing body following registration with the presiding clerk and prior to the scheduled meeting. A registered speaker may speak only on items on the agenda and may not exceed 1.5 minutes when addressing the board regarding an agenda item. A registered speaker may not donate time to another speaker. A sign-in form for public testimony shall be promulgated by the presiding clerk and be made available at the city clerk's office. A person may sign up for public testimony beginning at the time the agenda is posted for the meeting. A person may not sign up later than one hour before the posted meeting is scheduled to begin. No registered speaker may be allowed to speak regarding an item once the public testimony portion of the agenda has ended.*

3. PUBLIC HEARINGS: *(Ordinance No. O-2019-31). A registered speaker during the public hearing may not exceed 1.5 minutes when addressing the board. A sign-in form for participation in public a hearing shall be promulgated by the presiding clerk and be made available at the city clerk's office. The public hearing sign-in form shall include the person or entity's name, address, telephone number, other contact information, organization if applicable, and other notices, authorizations, and acknowledgements as may be allowed by law from time to time. No registered speaker may be allowed to address the governing body once the public hearing has closed.*

A) Public hearing on development services cases

4. CITY MANAGER'S REPORTS: *(City Manager's Administrative Reports and discussion, if any, with governing body. The City Manager may also assign a designated spokesperson for any particular listed topic)*

A) Submission of Sales Tax Collection Report for June 2026.

B) City Engineer's Report

C) Recognition of Building Official Jose I. Alvarado on obtaining the Master Code Professional Certification

D) Presentation of a proclamation issued by the Office of Governor Greg Abbott recognizing the 36th Anniversary of the Americans with Disabilities Act (ADA) and promoting awareness, inclusion, and opportunities for individuals with disabilities.

E) City Events of Interest

5. CONSENT AGENDA: *(All items listed under consent Agenda are considered to be routine and non-controversial by the Governing Body and will be enacted by one motion. Any Commissioner may remove items from the consent agenda by making such request prior to a motion and vote on the Consent Agenda)*

A) Approval of Minutes for June 15, 2026 — Regular Called Meeting. **This item supports SG - Sound Governance and Fiscal Sustainability.** (CITY CLERK'S OFFICE)

B) Consideration and action, if any, on Ordinance amending Ordinance O-2025-46 regulating public amusements, open-air markets, mass gatherings and other applicable events or activities; updating requirements, categories, fees, and administrative approval processes. *(3rd and Final Reading)* **This item supports QL - Quality of Life.** (SPECIAL EVENTS)

C) Consideration and action, if any, on amendment to Resolution R-2026-05 for the Operation Lone Star Grant Program. **This item supports SSC - Safe and Secure Community.** (POLICE)

D) Consideration and action, if any, on Development Services Cases:

1. Picaro's Pizza LLC., d/b/a Picaro's Pizza, has filed with the Planning and Zoning Commission a request for a Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C). The property is legally described as being 0.02 acres, more or less, out of Lot 3, Riveraine Subdivision, Pharr, Hidalgo County, Texas. The subject site is located at 6502 South Cage Boulevard, Suite 2. CUP# 260506 **This item supports EV - Economic Vitality.**

2. Michael Wright, CFO., DBA Parry's Pizza, is requesting renewal of the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C). The property is legally described as being Lot 1B of the 2nd Replat of Vacated Carmel Subdivision, Vacated El Centro Mall No. 3 and 4 Subdivisions, Pharr, Hidalgo County, Texas. The property's physical address is 550 North Jackson Road. CUP#231132 **This item supports EV - Economic Vitality.**

3. Pizza Properties, Inc., d/b/a Peter Piper Pizza #63, is requesting renewal of the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C). The property is legally described as Lot 1, Pleasanton Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 1715 South Cage Boulevard. CUP#060104 **This item supports EV - Economic Vitality.**

4. Taqueria Tepeque Express is requesting renewal of the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C). The property is legally described as being 0.041 acres, more or less, out of Lot 2, Hacienda Santa Lucia Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 701 East Nolana Loop, Suite #3A. CUP#230384 **This item supports EV - Economic Vitality.**

5. Jose Alberto Hernandez, d/b/a Doc's Billiards & Sports Bar, is requesting renewal of the Conditional Use Permit and Late Hours Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C). The property is legally described as being the S150' of Lots 17, 18 and 19, Block 1, San Patricia Acres Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 917 West Ferguson Avenue. CUP# 130630 **This item supports EV - Economic Vitality.**

6. Mauricio Jaramillo, d/b/a Regency Fiesta, is requesting renewal of the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C). The property is legally described as being 0.102 acres out of Lot 1, Regency Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 1020 West Ferguson Avenue. CUP# 071271 **This item supports EV - Economic Vitality.**

REGULAR AGENDA - OPEN SESSION:

6. ORDINANCES AND RESOLUTIONS:

A) Consideration and action, if any, on Ordinance amending Ordinance O-2007-40 decreasing Library Board Members from nine (9) to five (5) members and adding an ex officio member. **(1st Reading) This item supports SG - Sound Governance and Fiscal Sustainability.** (LIBRARY)

B) Consideration and action, if any, on Ordinance relating to monument, headstone, and marker restoration, repair, maintenance, and replacement in city-owned or city-maintained cemeteries. **(1st Reading). This item supports QL - Quality of Life.** (LIBRARY)

C) Consideration and action, if any, on Resolution determining a public necessity to acquire certain real property, giving notice of an official determination to acquire real property for public purposes, establishing procedures for the acquisition of market value for the property to be acquired, and directing the City Manager or designee to communicate offers to owners for purchase of property, appropriate funds, and authorize condemnation proceeding by City Attorney, contingent on available funding. **This item supports IF - Infrastructure.** (ENGINEERING)

D) Consideration and action, if any, on Resolution authorizing the submission of project application to the Rio Grande Valley - Metropolitan Planning Organization (RGV-MPO) for transportation funding and committing to a local match for the East Hi Line Road project. **This item supports IF - Infrastructure.** (ENGINEERING)

7. CONTRACTS/AGREEMENTS:

A) Consideration and action, if any, authorizing City Manager to enter into a Service Contract for City Wide Street Sweeping Services. **This item supports IF - Infrastructure.** (PUBLIC WORKS)

B) Consideration and action, if any, on the Guaranteed Maximum Price Amendment No. 2 (GMP #2) to the existing Construction Manager at Risk (CMAR) contract with D. Wilson Construction (DWCC) for the City of Pharr Multi-Use Facility. **This item supports IF - Infrastructure.** (ENGINEERING)

C) Consideration and action, if any, authorizing City Manager to negotiate and enter into a service contract for planting and landscape installation services for the Schoolyard Forestry Project. **This item supports QL - Quality of Life.** (PUBLIC HEALTH)

D) Consideration and action, if any, ratifying service contract with GDJ Engineering, LLC. for professional services for grant application preparation. **This item supports IF - Infrastructure.** (ENGINEERING)

E) Consideration and action, if any, on Memorandum of Understanding (MOU) with Driscoll Health Plan to expand community access to high-quality literacy resources through City facilities and programs. **This item supports QL - Quality of Life.** (PUBLIC HEALTH)

8. CLOSED SESSION: *In accordance with Chapter 551 of the Texas Gov't. Code, the Pharr Board of Commissioners hereby gives notice that it may meet in a closed (non-public) executive session to discuss the items listed on the public portion of the meeting agenda in accordance with the following below:*

Pursuant to Section 551.071, the Board may convene in a closed, non-public meeting with its attorney and discuss any matters related to **legal advice on pending or contemplated litigation, settlement offer, and/or on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter.** The City and its attorney may also discuss such issues with the appropriate staff so as to obtain necessary and relevant information so that such discussion is informative and developed.

Pursuant to Section 551.072, the Board may convene in a closed, non-public meeting to discuss any matters related to **real property and deliberate the purchase, exchange, lease, or value of real property as such would be detrimental to negotiations between the City and a third party in an open meeting.** The City and its attorney may also discuss such issues with the appropriate staff so as to obtain necessary and relevant information so that such discussion is informative and developed.

Pursuant to Section 551.074, the Board may convene in a closed, non-public meeting to discuss any matters related to **appointment, employment, evaluation, reassignment, duties and discipline or dismissal of a public officer or employee and to hear any complaints or charges against an officer or employee.** The City and its attorney may also discuss such issues with the appropriate staff including members so as to obtain necessary and relevant information so that such discussion is informative and developed.

Pursuant to Section 551.076, the Board may convene in a closed, non-public meeting to discuss any matters on the **deployment, or specific occasions for implementation, of security personnel or devices.** The City and its attorney may also discuss such issues with the appropriate staff so as to obtain necessary and relevant information so that such discussion is informative and developed.

Pursuant to Section 551.084, the Board may convene in a closed, non-public meeting to discuss any matters involving an **investigation and may exclude a witness from hearing during the examination of another witness in the investigation.** The City and its attorney may also discuss such issues with the appropriate staff so as to obtain necessary and relevant information so that such discussion is informative and developed.

Pursuant to Section 551.087, the Board may convene in a closed, non-public meeting to discuss any matters regarding **economic development issues.** The City and its attorney may also discuss such issues with the appropriate staff so as to obtain necessary and relevant information so that such discussion is informative and developed.

9. **RECONVENE:** *into Regular Session and consider action, if necessary, on any items(s) discussed in closed session.*

10. ADJOURNMENT:

NOTICE OF ASSISTANCE AT THE PUBLIC MEETING

City Hall is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Clerk's Office at 956-402-4200 Ext 1201 or FAX 956-475-3442 or Email cityclerksoffice@pharr-tx.gov for further information. Braille is not available.2

I, the undersigned authority, do hereby certify that the above notice of said Regular Meeting of the City Commission of the City of Pharr was posted on the bulletin board at City Hall and on the City's web page at www.pharr-tx.gov. This Notice was posted on the 29th day of June 2026 at 5:00 p.m. and will remain posted continuously for at least three (3) business days preceding the scheduled time of said Meeting, in compliance with Chapter 551 of the Government Code, Vernon's Texas Codes, Annotated (Open Meetings Act).

WITNESS MY HAND AND SEAL, this 29th day of June 2026



IMELDA PEREZ, TRMC
CITY CLERK

I certify that the attached notice and agenda of items to be considered by the City Commission was removed from the bulletin board of City Hall on the _____ day of _____, 20____ by,

Name: _____

Title: _____



AGENDA MEMORANDUM



BOARD: BOARD OF COMMISSIONERS

AGENDA ITEM #: 3.A.

DATE SUBMITTED: June 22, 2026

MEETING DATE: July 6, 2026

FROM: Alessandra Garcia, Assistant City Clerk

DEPARTMENT: Administration

DIRECTOR:

Agenda Item: Public hearing on development services cases

Classification: Regular

(* If closed session, City Attorney must review and approve.)

Issue:

Fiscal Consideration:

Staff Recommendation:

Alternatives:

Exclude Material from Public Packet? No

Reason:

ROUTING:

Alessandra Garcia

Created/Initiated - 06/22/2026



AGENDA MEMORANDUM

BOARD: BOARD OF COMMISSIONERS

AGENDA ITEM #: 4.A.

DATE SUBMITTED: June 24, 2026

MEETING DATE: July 6, 2026

FROM: Jamison Merrick, Finance Director

DEPARTMENT: Finance

DIRECTOR: Jamison Merrick

Agenda Item: Submission of Sales Tax Collection Report for June 2026.

Classification: Regular

(* If closed session, City Attorney must review and approve.)

Issue: SALES TAX HIGHLIGHTS:

The City of Pharr shows an INCREASE of 5.85% YTD True Growth (based on calendar year) compared to last YTD June 2026 and an 8.28% INCREASE compared to June 2025 collections. For the City's FY 2025-2026, YTD collections INCREASED 6.15%.

Fiscal Consideration: Sales Tax collected for FY 2025-2026 is currently 2.68% ahead of budget.

Staff Recommendation: Presentation only.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Jamison Merrick
Ricardo Rodriguez
City Management Office

Created/Initiated - 06/24/2026
Approved - 06/24/2026
Final Approval - 06/26/2026



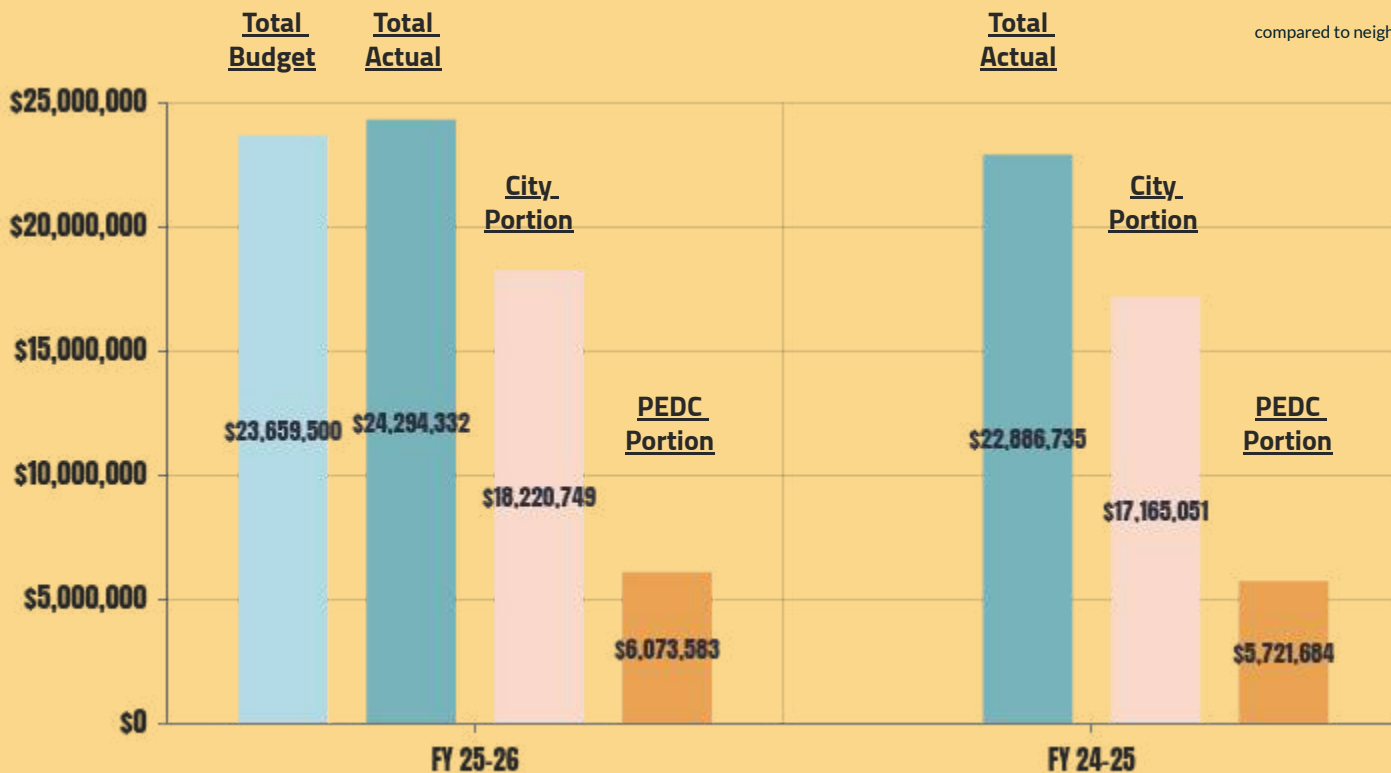
CITY OF PHARR SALES TAXES

as of June 2026
FY 2025-2026

SALES TAXES COLLECTIONS Cash Basis by Fiscal Year

Ranked
No. 5

compared to neighbor Cities



5.85% YTD

Increase in Sales Tax from
Last Year*



8.28%

Compared to June 2025
Cash Basis.



2.68%

Above Budget

*Growth is based on Calendar Year per Texas State Comptroller
Fiscal Year Growth is 6.15%.

CREATED BY

City of Pharr Finance Department





AGENDA MEMORANDUM

BOARD: BOARD OF COMMISSIONERS

AGENDA ITEM #: 4.B.

DATE SUBMITTED: June 25, 2026

MEETING DATE: July 6, 2026

FROM: Patrizia Longoria, City Engineer

DEPARTMENT: Engineering

DIRECTOR: Patrizia Longoria

Agenda Item: City Engineer's Report

Classification: Regular

(* If closed session, City Attorney must review and approve.)

Issue: N/A

Fiscal Consideration: N/A

Staff Recommendation: N/A

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Patrizia Longoria

Created/Initiated - 06/25/2026

Patrizia Longoria

Approved - 06/25/2026

Ricardo Rodriguez

Approved - 06/25/2026

City Management Office

Final Approval - 06/25/2026



*Report on Capital Improvement Project Activity
Construction – July 2026*

**City Engineer – Patrizia Longoria, P.E.
Monday, July 06, 2026**



Pharr
Engineering



City Engineers Report

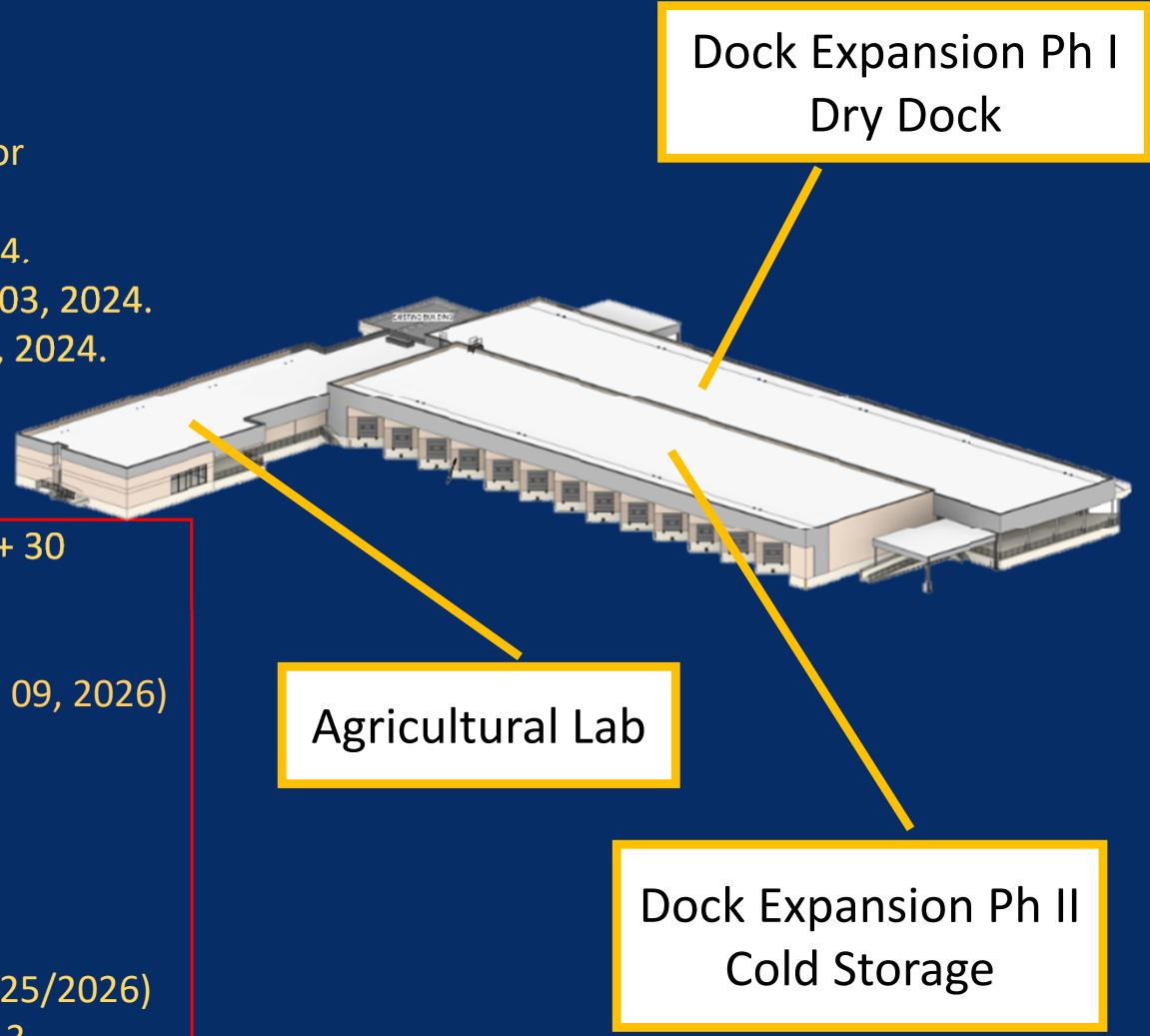
Engineer: Halff Associates, Inc.
Contractor: D. Wilson Construction Co.
CM: Brownstone Consultants, LLC

- Status:**
- Bid Opening for re-bid on Thur., June 20, 2024.
 - Bid Analysis and recommendation sent to TxDOT for concurrence on Fri. July 05, 2024
 - Received concurrence from TxDOT on Aug. 22, 2024.
 - Awarded project at City Commission on Tue. Sept. 03, 2024.
 - Pre-Construction Meeting was held on October 23, 2024.

- Next Steps:**
- Construction ongoing

Start Contract Time: November 04, 2024

Contract Time: 425 standard workweek days (22 mo.) + 30 (8/18/2025) + 15 (12/01/2025) = 470
Time to Date (06/30/26): ~394 (83.8%)
End Contract Time: Oct. 20, 2026 (latest schedule Dec. 09, 2026)
Contract Amount: \$45,253,972.12
Change Orders: \$22,835.40 (8/18/2025)
\$49,781.94 (12/01/2025)
Revised Contract: \$45,326,589.46
PCOs: N/A
Total Paid to Date (1-19): \$23,514,353.93 (51.9%) (05/25/2026)
Latest Reimbursement Requests: #15 for \$1,770,500.13 (submitted 05/28/2026; total to date \$20,237,137.81)



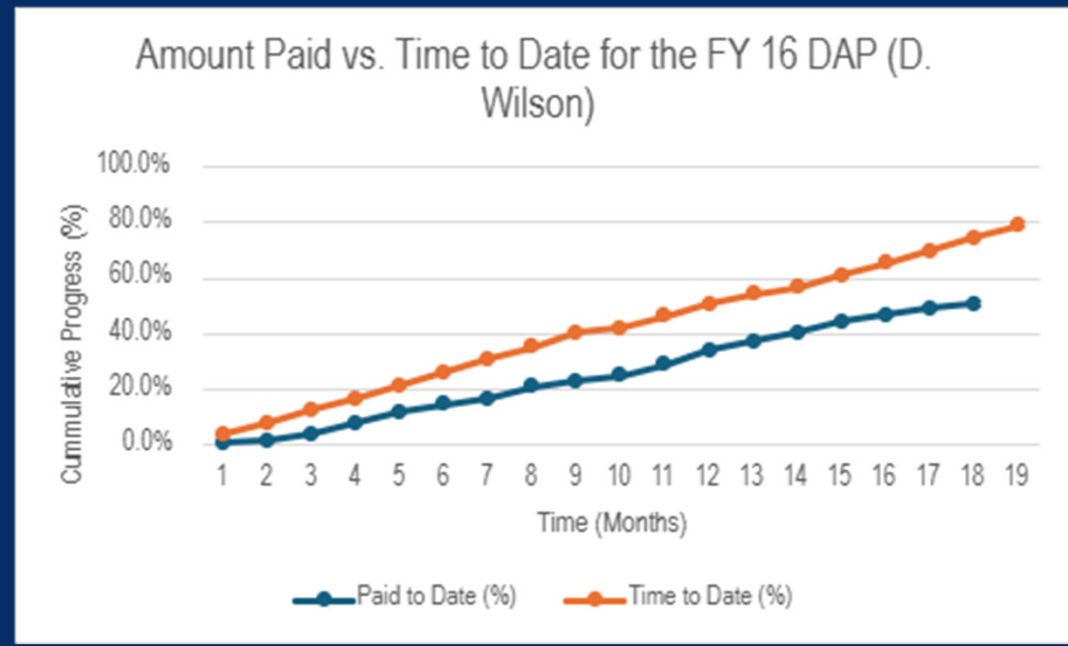
Dock Expansion Phase I, II & Ag Lab (DAP FY 16)



CSJ: 0921-02-424
CSJ: 0921-02-424
CSJ: 0921-02-433

CONSTRUCTION

Month	Total Amount Paid to Date (%)	Total Time to Date (%)
November '24	1.0	4.0
December '24	1.7	8.2
January '25	4.2	12.7
February '25	8.0	16.9
March '25	12.2	21.6
April '25	14.8	26.1
May '25	16.6	31.1
June '25	21.2	35.5
July '25	23.2	40.5
August '25	25.2*	42.2*
September '25	29.0	46.4
October '25	34.2	50.8
November '25	37.3	54.5
December '25	40.7	56.8
January '26	44.6	61.1
February '26	46.9	65.3
March '26	49.4	70.0
April '26	50.4	74.7
May '26	51.9	79.1
June '26	TBD	83.8

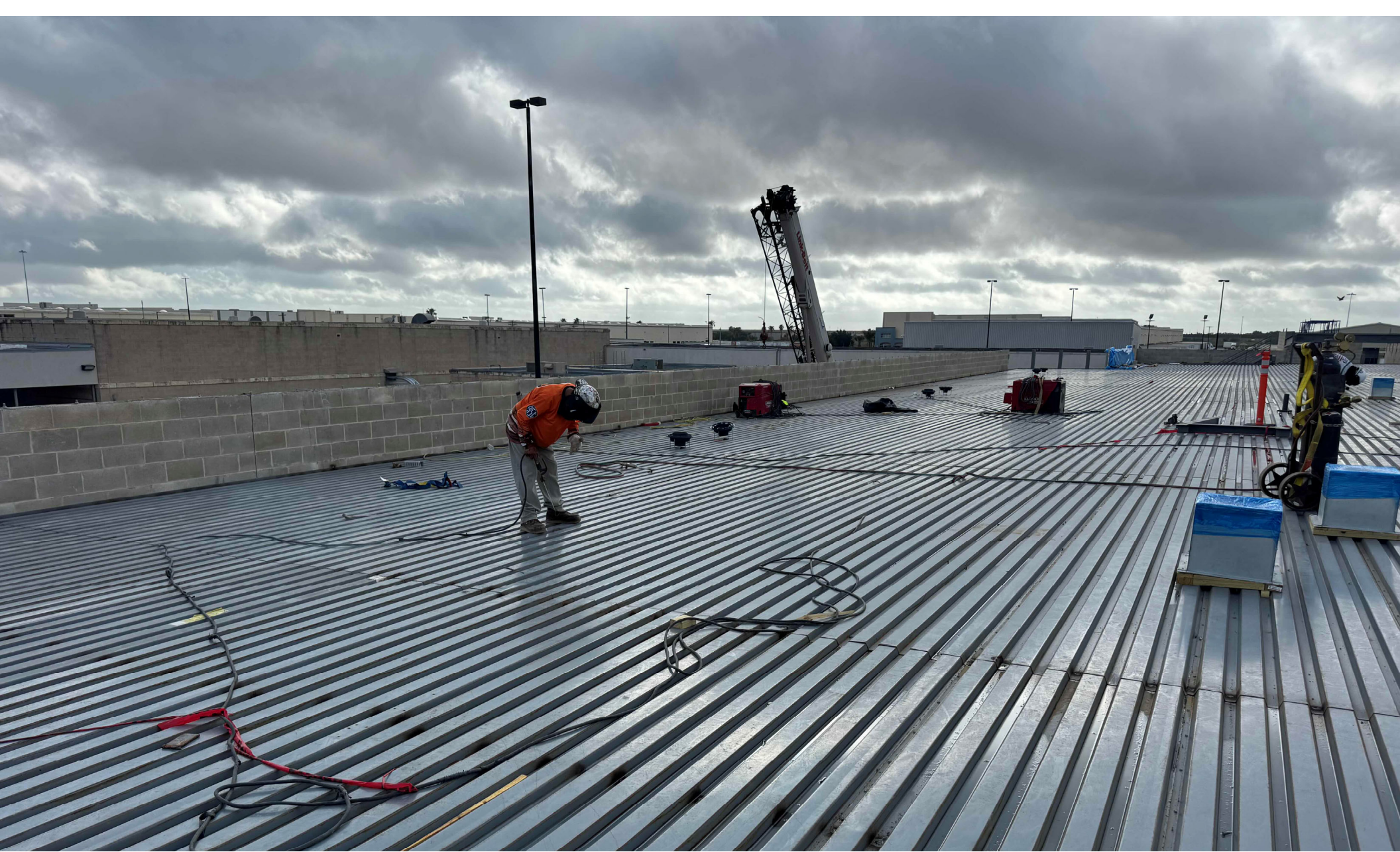


Construction Phase I, II & Ag Lab (DAP FY 16)

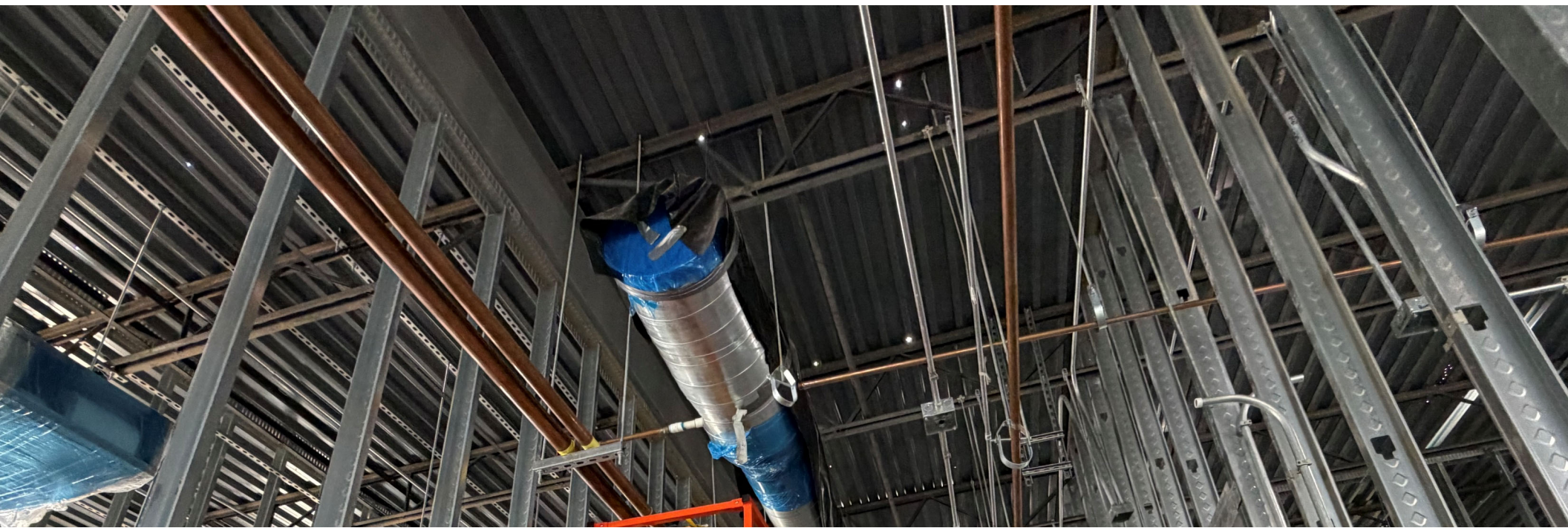
021-02-424

021-02-424

CSJ: 0921-02-433 CONSTRUCTION



06-11-2026 – the contractor continued welding the metal decking at the Agricultural Building.



06-12-2026 – the contractor continued the installation of 6-inch ducts for the air conditioning system in the Agricultural Building.



Engineer: Structural Engineering Associates, Inc. (SEA)

CM: Brownstone Consultants, LLC

Contractor: IOC Company, LLC

Status:

- Project is under construction.
- OSB easements have been finalized. Light easements are being worked on.
- HCID No. 2 Agreement and Temporary Construction Permit were executed

Next Steps:

- Construction ongoing

Start Contract Time: August 05, 2024

Contract Time: 480 calendar days + 30 (int'l span, 2/25/25) + 15 (weather, SEJ, 5/19/2025) + 02 (9/2/25) = 527

Time to Date (06/30/26): ~694 calendar days (131.7%)

End Contract Time: January 14, 2026 (latest schedule 07/27/26)

*does not include delays for irr. work, looking at summer '26

Contract Amount: \$47,601,706.75

Change Orders: -\$824,457.60 (OSB, 2/25/25)

\$36,317.42 (SEJ, 05/19/2025)

\$15,206.86 (9/2/2025)

Revised Contract: \$46,828,773.43

Total Paid to Date (1-21): \$41,535,637.13 (88.7%) (04/25/2026)

Latest Reimbursement Request: #11 & Final (9/09/2025).

Remaining requests are for \$0 (#19, 05/11/2026)



International Bridge Expansion

CSJ: 0921-02-479



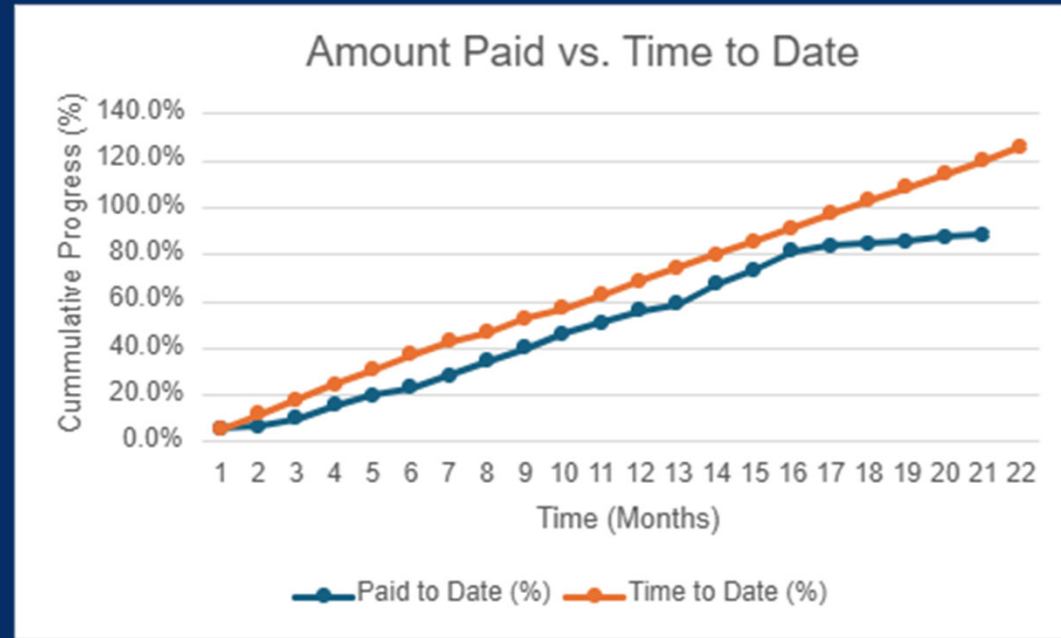
Pharr

Engineering



CONSTRUCTION

Month	Total Amount Paid to Date (%)	Total Time to Date (%)
August '24	5.6	5.4
September '24	6.9	11.7
October '24	10.0	18.1
November '24	15.8	24.4
December '24	20.0	30.8
January '25	23.1	37.3
February '25	28.4	43.1
March '25	34.3*	46.7*
April '25	40.3	52.5
May '25	46.4*	57.0*
June '25	50.7	62.7
July '25	56.0	68.6
August '25	58.8	74.5
September '25	67.5*	79.9*
October '25	73.7	85.8
November '25	81.3	91.5
December '25	83.9	97.3
January '26	84.8	103.2
February '26	85.7	108.5
March '26	87.7	114.4
April '26	88.7	120.1
May '26	TBD	126.0
June '26	TBD	131.7



International Bridge Expansion

CSJ: 0921-02-479

CONSTRUCTION



06-19-2026 – the contractor continued bridge deck grooving operations using a diamond grooving machine, cutting the required grooves to improve surface friction and meet project specifications.



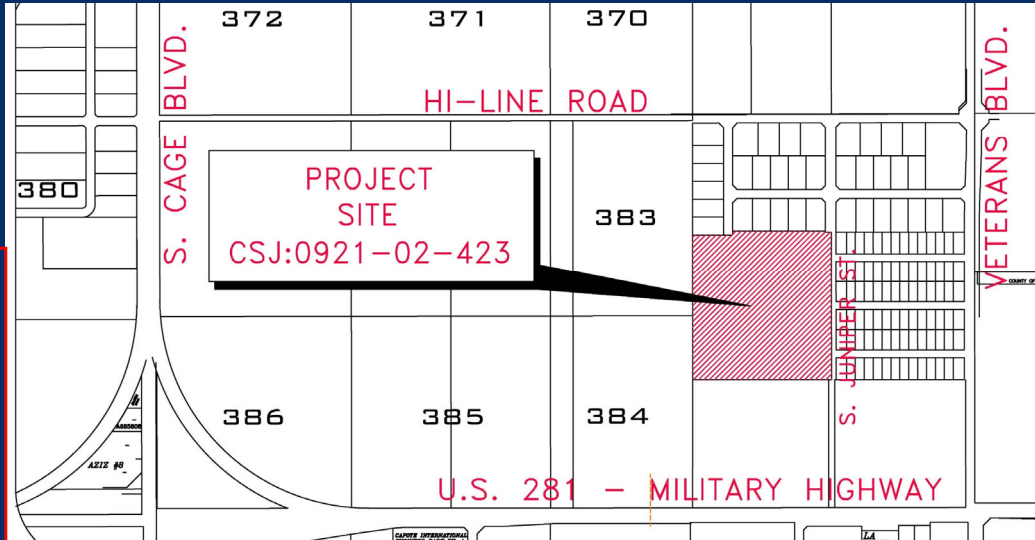


06-19-2026 – the contractor continued embankment operations by performing additional compaction throughout the lime-treated area.

Engineer: Javier Hinojosa Engineering
Contractor: NM Contracting LLC
CM: City of Pharr
Location: 10200 S. Juniper St.
Status:

- Bid opening was on Thur., May 30, 2024, and a total of six (6) bids were received.
- City Commission awarded the project to NM Contracting on Monday, May 5, 2025
- Pre-Construction Meeting was held on Thursday, July 03, 2025.
- Contract time started Wednesday, July 16, 2025.

Start Contract Time: July 16, 2025
Contract Time: 275 standard workweek days
Time to Date (05/31/26): 218 (79.3%)
End Contract Time: August 19, 2026 (latest schedule Nov. 30, 2026)
Contract Amount: \$11,888,058.76
Change Orders: \$0
Total Paid to Date (1-8): \$3,321,461.85 (02/28/2026, 27.9%)
Latest Reimbursement Requests: \$379,382.32 (#5 submitted 06/16/2026) (Total Reimbursement Request To Date: \$1,369,327.33)



Commercial Vehicle Parking Area

CSJ: 0921-02-423



Pharr

Engineering



CONSTRUCTION



06-23-2026 – the contractor continued general house keeping and delivery and placement of new base material



06-23-2026 – the contractor continued general house keeping and delivery and placement of new base material

Engineer: **GIC- Trimad Consultants LLC**

Contractor: **Mor-Wil, LLC.**

CM: **GIC-Trimad**

Status:

- Kumquat to Huisache St section asphalt pavement has been completed.
- Huisache to Fir St section caliche base has been completed.
- 2600 LF of 24" Gravity Sewer Line has been installed along Juarez.

Next Steps:

- Construction on Juarez and Dogwood intersection. Block closed for construction.
- Decommission of Lift Station #1

Construction Commencement Date: January 6, 2025

Construction Days: 584 Calendar days **Including additional 43 days as per RFI 25

Time to Date (As of 06/25/2026): 552 Calendar days (94.5% of Contract Days Used)

Project Closeout Date: July 27, 2026 **Including additional 43 days as per RFI 25

Contract Amount: \$6,749,668.03	TWDB Fund Amount: \$6,749,668.03
Original Betterment Amount: \$350,000.00	TWDB CWSRF 73867 LF1001077 & LF1001119
Betterment I (Box Culvert Repair): \$27,093.85	
Betterment II (Tunnel): \$39,220.00	
Betterment III (Work Delay, Irrig Line Repair): \$150,063.00	
Betterment IV (Work completed on previous pay periods): \$130,000.00	
Betterment V (Project Sign): \$2,800.00	
Betterment Balance (12/19/2025): \$823.15	
Total Paid to Date (1-11): \$4,879,656.94 (74%) (06/15/2026)	
Latest Reimbursement Request: Outlay 3: \$705,008.15 Approved (February 13, 2026)	
Outlay 1: \$948,132.01 (August 2020)// Outlay 2: \$12,000 (December 2020)	

**Collection System Improvements and Lift Station #1, 29,
and 33 Elimination Project (NW and Central)**



CSJ: 2324-61-587-C02-535

CONSTRUCTION





Jun 11, 2026 at 10:43:17 AM
400-410 N Gumwood St
Pharr TX 78577
United States



Jun 23, 2026 at 9:26:22 AM
Pharr TX 78577
United States
Lorenzo Lore Garcia Park

WE ARE

TEAM
PHARR



DEPARTMENT MISSION STATEMENT

“To enhance health, safety and welfare in the City of Pharr by providing economical, responsive and effective professional engineering and GIS services for the planning, construction, and preservation of public infrastructure and improvement of quality of life.”



Pharr
Engineering



END



AGENDA MEMORANDUM

BOARD: BOARD OF COMMISSIONERS

AGENDA ITEM #: 4.C.

DATE SUBMITTED: June 24, 2026

MEETING DATE: July 6, 2026

FROM: Imelda Perez, City Clerk

DEPARTMENT: Building and Code Compliance

DIRECTOR: Roy Rodriguez

Agenda Item: Recognition of Building Official Jose I. Alvarado on obtaining the Master Code Professional Certification

Classification: Regular

(* If closed session, City Attorney must review and approve.)

Issue: Earning the Master Code Professional (MCP) certification from the International Code Council (ICC) represents one of the highest levels of accomplishment in the building safety profession. The MCP designation is awarded only to individuals who have demonstrated exceptional technical expertise, a comprehensive understanding of the International Codes, and a deep commitment to safeguarding the built environment. Achieving this certification requires the successful completion of numerous advanced examinations and reflects years of dedicated study, practical application, and professional growth. Reaching the Master Code Professional level is not only a testament of one's mastery of complex code knowledge, but also a significant milestone in a career. It distinguishes an individual as a leader in their field - someone trusted to interpret, apply and uphold building safety standards at the highest level. This achievement signals dedication, resilience, and a strong commitment to excellence, making it an outstanding and highly respected professional accomplishment.

Fiscal Consideration: N/A

Staff Recommendation: Staff recommends recognition for Mr. Alvarado on his accomplishment to obtain the Master Code Professional Certification.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Imelda Perez
Roy Rodriguez
City Management Office

Created/Initiated - 06/24/2026
Approved - 06/25/2026
Final Approval - 06/26/2026



AGENDA MEMORANDUM

BOARD: BOARD OF COMMISSIONERS

AGENDA ITEM #: 4.D.

DATE SUBMITTED: June 25, 2026

MEETING DATE: July 6, 2026

FROM: Alessandra Garcia, Assistant City Clerk

DEPARTMENT: City Clerk's Office

DIRECTOR: Elizabeth Diaz

Agenda Item: Presentation of a proclamation issued by the Office of Governor Greg Abbott recognizing the 36th Anniversary of the Americans with Disabilities Act (ADA) and promoting awareness, inclusion, and opportunities for individuals with disabilities.

Classification: Regular

(* If closed session, City Attorney must review and approve.)

Issue: Presentation of a proclamation issued by the Office of Governor Greg Abbott recognizing and promoting awareness, inclusion, and opportunities for individuals with disabilities. Disability Chamber of Commerce RGV to present.

Fiscal Consideration: N / A

Staff Recommendation: Staff recommends presentation of the proclamation.

Alternatives: N / A

Exclude Material from Public Packet? No

Reason: N / A

ROUTING:

Alessandra Garcia
Elizabeth Diaz
City Management Office

Created/Initiated - 06/25/2026
Approved - 06/25/2026
Final Approval - 06/26/2026



AGENDA MEMORANDUM



BOARD: BOARD OF COMMISSIONERS

AGENDA ITEM #: 4.E.

DATE SUBMITTED: June 22, 2026

MEETING DATE: July 6, 2026

FROM: Alessandra Garcia, Assistant City Clerk

DEPARTMENT: Administration

DIRECTOR:

Agenda Item: City Events of Interest

Classification: Regular

(* If closed session, City Attorney must review and approve.)

Issue:

Fiscal Consideration:

Staff Recommendation:

Alternatives:

Exclude Material from Public Packet? No

Reason:

ROUTING:

Alessandra Garcia

Created/Initiated - 06/22/2026



AGENDA MEMORANDUM



BOARD: BOARD OF COMMISSIONERS

AGENDA ITEM #: 5.A.

DATE SUBMITTED: June 25, 2026

MEETING DATE: July 6, 2026

FROM: Alessandra Garcia, Assistant City Clerk

DEPARTMENT: City Clerk's Office

DIRECTOR: Imelda Perez

Agenda Item: Approval of Minutes for June 15, 2026 — Regular Called Meeting. **This item supports SG - Sound Governance and Fiscal Sustainability.**

Classification: Consent

(* If closed session, City Attorney must review and approve.)

Issue: Approval of Minutes for June 15, 2026 — Regular Called Meeting.

Fiscal Consideration: N / A

Staff Recommendation: Staff recommends approval of Minutes.

Alternatives: N / A

Exclude Material from Public Packet? No

Reason: N / A

ROUTING:

Alessandra Garcia
Imelda Perez
City Management Office

Created/Initiated - 06/25/2026
Approved - 06/25/2026
Final Approval - 06/26/2026

**MINUTES
BOARD OF COMMISSIONERS
REGULAR CALLED MEETING
MONDAY, JUNE 15, 2026
118 SOUTH CAGE 2nd FLOOR**

The Board of Commissioners of the City of Pharr, Texas, met in a Regular Called Meeting on Monday, June 15, 2026, and the following is the record of attendance.

BOARD OF COMMISSIONERS PRESENT: Mayor Ambrosio Hernandez
Comm. Michael Pacheco
Comm. Ramiro Caballero
Comm. Itza Flores

BOARD OF COMMISSIONERS ABSENT: Comm. Roberto Carrillo
Comm. Daniel Chavez
Comm. Ricardo Medina

STAFF PRESENT: Jonathan Flores, City Manager
Hilda Pedraza, Assistant City Manager
Melanie Cano, Assistant City Manager
Imelda Perez, City Clerk
Patrizia Longoria, City Engineer
Jamison Merrick, Finance Director
Laura Parra, HR Director
Juan Villescas, Municipal Court Judge
Juan Gonzalez, Chief of Police
Pilar Rodriguez, Fire Chief
Alyn Cervantes, Asst. Code Comp. Director
Joe Garza, Asst. Development Services Dir.
Luis Marin, Public Works Director
Keyla Jalife, OSE Director
Ruben Rosales, Public Utilities Director
Anthony Rivera, Asst. Parks & Rec Director
Adolfo Garcia, Library Director
Jose Pena, I.T. Director
Javier Martinez, Assistant Bridge Director
Maritza Magallan, Purchasing Director
Danny Ramirez, EMS Chief
CJ Sanchez, Pharr Chamber President
Kenia Gomez, Chief Communications Officer
Sara Salinas, P.S. Comm. Director
Elizabeth Diaz, Public Health Director
Abel Molina, Special Events Director
Napoleon Coca, Grants Mgmt. Director
Sara Guerra, Asst. Maintenance Director
Victoria Brewster, Dir. of External Relations
Kenneth Walsch, Food Service Director

CITY ATTORNEY: Ricardo Rodriguez, City Attorney

June 15, 2026

ITEM 1. CALL TO ORDER

A) ROLL CALL AND POSSIBLE ACTION ON THE EXCUSING OF ANY ABSENT MEMBER OF THE GOVERNING BOARD

Mayor Hernandez called the meeting to order at 4:01 p.m. Roll call established a quorum.

Comm. Caballero moved to excuse absent members. Comm. Pacheco seconded the motion, and when put to a vote, it carried unanimously.

B) PLEDGE OF ALLEGIANCE/INVOCATION

Javier Martinez, Assistant Bridge Director, led the pledge of allegiance and said the invocation.

ITEM 2. PROCLAMATIONS

A) PROCLAMATION PROCLAIMING JUNE 2026 AS ALZHEIMER'S & BRAIN AWARENESS MONTH

Laura Karam, Chairperson of the Alzheimer's Association, introduced everyone and expressed her heartfelt appreciation to Mayor Hernandez and the Commissioners for their dedication to the fight against Alzheimer's disease. She highlighted the City's ongoing support for awareness, research, and community initiatives such as The Walk to End Alzheimer's, which continues to make a meaningful impact. She further stated millions were affected by the disease and encouraged the community to come together on October 3rd, 2026, for The Walk to End Alzheimer's to be held at the Pharr Vanguard Academy Nature & Birding Center.

At this time, Comm. Flores read the proclamation proclaiming June 2026 as Alzheimer's & Brain Awareness Month and presented the proclamation to Laura Karam.

B) PROCLAMATION PROCLAIMING JUNE 2026 AS TRANSVERSE MYELITIS AWARENESS MONTH

Audrey Garza's grandmother shared her inspiring journey, highlighting Audrey's courage and resilience as she continues to overcome the obstacles associated with Transverse Myelitis. She stated the disorder can cause varying degrees of physical disability, paralysis, sensory impairment, and chronic pain, emphasizing the importance of public awareness, continued research, and access to support resources for patients and caregivers.

At this time, Comm. Pacheco read the proclamation proclaiming June 2026 as Transverse Myelitis Awareness Month and presented the proclamation to Audrey Garza and her family.

ITEM 3. PUBLIC TESTIMONY

June 15, 2026

There were no comments from the public.

ITEM 4. PUBLIC HEARINGS

A) PUBLIC HEARING ON DEVELOPMENT SERVICES CASES

There were no comments from the public.

ITEM 5. CITY MANAGER'S REPORTS

A) SUBMISSION OF SALES TAX COLLECTION REPORT FOR MAY 2026.

Jonathan Flores, City Manager, introduced the item. He briefly reported the City of Pharr showed a 5.37% year-to-date true growth increase and stated the Finance Director was in the audience and that questions could be entertained at this time.

B) RECOGNITION OF STUDENTS FROM VANGUARD ACADEMY PICASSO ELEMENTARY FOR EARNING 1ST PLACE NATIONALLY IN THE GREENPOWER USA COMPETITION

Jonathan Flores, City Manager, introduced the item.

Dr. Lizette Longoria, Director of 21st Century Learning at Vanguard Academy, recognized students from Vanguard Academy Picasso Elementary for earning first place in the Greenpower USA competition and noted this was a national STEM engineering program that challenges students to design, build, and race electric-powered vehicles. She further stated as participants in Vanguard Academy's STEM ACE after-school program, the students showcased exceptional teamwork, innovation, and problem-solving skills while competing against schools from across the country and proudly representing both their school and the City of Pharr on a national stage.

Mayor congratulated the students, Vanguard Academy teachers, and their parents for their support in helping make this remarkable championship achievement possible.

C) TRAILBLAZER OF THE MONTH RECOGNITION

Jonathan Flores, City Manager, introduced the item and stated recognition would take place at the next city commission meeting.

D) CITY EVENTS OF INTEREST

Jonathan Flores, City Manager, introduced the item.

Kenia Gomez, Director of City Communications, presented a series of video recaps. She highlighted the groundbreaking event for the City of Pharr Multi-Use Facility,

MINUTES: REGULAR CALLED MEETING

June 15, 2026

the Summer Splash-a-Palooza at the Pharr Aquatic Center, and the TAMIO Annual Conference, recognizing the Office of City Communications for earning three awards.

Kenia Gomez, Director of City Communications, reported the Pharr Police Department would be hosting the Mental Paws Veterans Aqua Reset event on Saturday, June 27, 2026, at the Pharr Aquatic Center from 8:00 a.m. to 12:00 p.m. She stated that this was an event to recognize our military and veterans, and welcomed them to join us for this free event. She further stated that tickets would be available at the Pharr Police Department and that each ticket would admit one veteran and five (5) guests.

Kenia Gomez, Director of City Communications, reported Cody's Birthday Bash – Block Party would be taking place Thursday, June 25, 2026, at Pharr City Hall downtown area from 5:30 p.m. to 8:00 p.m. She stated the event was free and open to the public and invited the community to attend and enjoy music, food, and raffles.

Lastly, Kenia Gomez, Director of City Communications, reported the City of Pharr would be hosting the 250th Anniversary Independence Day Festival on Saturday, July 4, 2026, at the Allen & William Arnold City/School Park from 7:00 p.m. to 11:00 p.m. She stated the Drone Show would begin at 9:30 p.m., followed by the Fireworks Show at 10:30 p.m. She further stated this was a free event and invited the community to attend and enjoy food, carnival rides, and live music.

ITEM 6. CONSENT AGENDA

- A) APPROVAL OF MINUTES FOR JUNE 01, 2026 — REGULAR CALLED MEETING. THIS ITEM SUPPORTS SG - SOUND GOVERNANCE AND FISCAL SUSTAINABILITY. (ADMINISTRATION)**
- B) CONSIDERATION AND ACTION, IF ANY, ON ORDINANCE AMENDING ORDINANCE O-2025-46 REGULATING PUBLIC AMUSEMENTS, OPEN-AIR MARKETS, MASS GATHERINGS AND OTHER APPLICABLE EVENTS OR ACTIVITIES; UPDATING REQUIREMENTS, CATEGORIES, FEES, AND ADMINISTRATIVE APPROVAL PROCESSES. (2ND READING) THIS ITEM SUPPORTS QL - QUALITY OF LIFE. (SPECIAL EVENTS)**
- C) CONSIDERATION AND ACTION, IF ANY, AUTHORIZING CITY MANAGER TO ADVERTISE A REQUEST FOR BIDS FOR THE CONSTRUCTION OF THE PHARR PEDESTRIAN CONNECTIONS, CAGE, VETERANS, AND JACKSON SIDEWALK PROJECT (LRGVDC 5310 GRANT). THIS ITEM SUPPORTS IF - INFRASTRUCTURE. (ENGINEERING)**
- D) CONSIDERATION AND ACTION, IF ANY, ON REQUEST FROM HIDALGO COUNTY ELECTIONS DEPARTMENT ON USE OF JOSE "PEPE" SALINAS RECREATION CENTER AND DEVELOPMENT AND RESEARCH CENTER FOR EARLY VOTING AND ELECTION DAY POLLING LOCATIONS AND PHARR MEMORIAL LIBRARY AND PHARR ONE FOR ELECTION DAY POLLING LOCATIONS FOR THE UPCOMING 2026 GENERAL ELECTION AND**

June 15, 2026

GENERAL RUNOFF ELECTION. THIS ITEM SUPPORTS SG - SOUND GOVERNANCE AND FISCAL SUSTAINABILITY. (CITY CLERK'S OFFICE)

E) CONSIDERATION AND ACTION, IF ANY, ON DEVELOPMENT SERVICES CASES:

1. **SR. CRUDA CEVICHE AND MICHELADAS, LLC., REQUESTED RENEWAL OF THE CONDITIONAL USE PERMIT TO ALLOW THE SALE OF ALCOHOLIC BEVERAGES FOR ON-PREMISE CONSUMPTION IN A GENERAL BUSINESS DISTRICT (C). THE PROPERTY IS LEGALLY DESCRIBED AS BEING 0.035 ACRES, MORE OR LESS, OUT OF LOT 1, TROPIC STAR COMMERCIAL PLAZA, PHASE I SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 1501 SOUTH CAGE BOULEVARD, SUITE A. CUP#211065 THIS ITEM SUPPORTS EV - ECONOMIC VITALITY.**
2. **O & C BAR B QUE, LLC, D/B/A BAR B CUTIE SMOKEHOUSE, REQUESTED RENEWAL OF THE CONDITIONAL USE PERMIT TO ALLOW THE SALE OF ALCOHOLIC BEVERAGES FOR ON-PREMISE CONSUMPTION IN A GENERAL BUSINESS DISTRICT (C). THE PROPERTY IS LEGALLY DESCRIBED AS BEING LOT 2B, PHARR COMMERCIAL PARK PHASE II SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS PHYSICALLY LOCATED AT 1933 WEST INTERSTATE 2. CUP#160633 THIS ITEM SUPPORTS EV - ECONOMIC VITALITY.**
3. **REGENCY HALL REQUESTED RENEWAL OF THE CONDITIONAL USE PERMIT TO ALLOW THE SALE OF ALCOHOLIC BEVERAGES FOR ON-PREMISE CONSUMPTION IN A HEAVY COMMERCIAL DISTRICT (H-C). THE PROPERTY IS LEGALLY DESCRIBED AS BEING LOTS 10 AND 11, MACO BUSINESS CENTER SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 207 EAST FERGUSON AVENUE. CUP#161155 THIS ITEM SUPPORTS EV - ECONOMIC VITALITY.**
4. **MARISCOS EL MUELLE, LLC, D/B/A MUELLE 37, REQUESTED RENEWAL OF THE CONDITIONAL USE PERMIT TO ALLOW THE SALE OF ALCOHOLIC BEVERAGES FOR ON-PREMISE CONSUMPTION IN A GENERAL BUSINESS DISTRICT (C). THE PROPERTY IS LEGALLY DESCRIBED AS BEING 0.28 ACRES, MORE OR LESS, OUT OF LOT A, H E B FUTURAMA SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 1300 EAST BUSINESS HIGHWAY 83, SUITE 6. CUP#201258 THIS ITEM SUPPORTS EV - ECONOMIC VITALITY.**
5. **RED TAPE II, INC., D/B/A STILETTOS CABARET, REQUESTED RENEWAL OF THE CONDITIONAL USE PERMIT AND LATE HOURS PERMIT TO ALLOW THE SALE OF ALCOHOLIC BEVERAGES FOR ON-PREMISE CONSUMPTION IN A GENERAL BUSINESS DISTRICT (C). THE PROPERTY IS LEGALLY DESCRIBED AS LOT 2, ALBRAD SUBDIVISION UNIT #3, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 1050 NORTH SUGAR ROAD. CUP#120418 THIS ITEM SUPPORTS EV - ECONOMIC VITALITY.**

Jonathan Flores, City Manager, introduced the consent agenda and recommended approval of items.

Comm. Pacheco **moved** to approve as recommended. Comm. Flores seconded the motion, and when put to a vote, it carried unanimously.

REGULAR AGENDA - OPEN SESSION

June 15, 2026

ITEM 7. ORDINANCES AND RESOLUTIONS

- A) CONSIDERATION AND ACTION, IF ANY, ON RESOLUTION AUTHORIZING THE SUBMISSION OF AN APPLICATION TO THE TEXAS WATER DEVELOPMENT BOARD (TWDB) WATER SUPPLY AND INFRASTRUCTURE GRANT (WSIG) PROGRAM FOR THE CITY'S SYSTEM-WIDE WATERLINE IMPROVEMENT PROJECT AND AUTHORIZING THE CITY MANAGER TO ACT AS THE CITY'S AUTHORIZED REPRESENTATIVE. THIS ITEM SUPPORTS IF - INFRASTRUCTURE. (GMCD)**

Jonathan Flores, City Manager, introduced the item and recommended approval.

Comm. Caballero moved to approve as recommended. Comm. Pacheco seconded the motion, and when put to a vote, it carried unanimously.

Resolution No. R-2026-29 is filed with the City Clerk's Office.

- B) CONSIDERATION AND ACTION, IF ANY, ON RESOLUTION AUTHORIZING THE SUBMISSION OF A GRANT APPLICATION TO THE US DEPARTMENT OF HOMELAND SECURITY, FEDERAL EMERGENCY MANAGEMENT AGENCY FOR FUNDING UNDER THE FISCAL YEAR 2025 STAFFING FOR ADEQUATE FIRE AND EMERGENCY RESPONSE GRANT PROGRAM TO FUND SIX (6) FIREFIGHTER POSITIONS. THIS ITEM SUPPORTS SSC - SAFE AND SECURE COMMUNITY. (FIRE)**

Jonathan Flores, City Manager, introduced the item and recommended approval.

Comm. Pacheco moved to approve as recommended. Comm. Flores seconded the motion, and when put to a vote, it carried unanimously.

Resolution No. R-2026-30 is filed with the City Clerk's Office.

- C) CONSIDERATION AND ACTION, IF ANY, ON RESOLUTION DETERMINING A PUBLIC NECESSITY TO ACQUIRE CERTAIN REAL PROPERTY, GIVING NOTICE OF AN OFFICIAL DETERMINATION TO ACQUIRE REAL PROPERTY FOR PUBLIC PURPOSES, ESTABLISHING PROCEDURES FOR THE ACQUISITION OF MARKET VALUE FOR THE PROPERTY TO BE ACQUIRED, AND DIRECTING THE CITY MANAGER OR DESIGNEE TO COMMUNICATE OFFERS TO OWNERS FOR PURCHASE OF PROPERTY, APPROPRIATE FUNDS, AND AUTHORIZE CONDEMNATION PROCEEDING BY CITY ATTORNEY, CONTINGENT ON AVAILABLE FUNDING. THIS ITEM SUPPORTS IF - INFRASTRUCTURE. (ENGINEERING)**

Jonathan Flores, City Manager, introduced the item and recommended approval.

June 15, 2026

Comm. Pacheco **moved** to approve as recommended. Comm. Flores seconded the motion. Upon the call to vote, the motion failed for lack of a sufficient number of affirmative votes. Comm. Caballero abstained from voting.

- D) CONSIDERATION AND ACTION, IF ANY, ON RESOLUTION DETERMINING A PUBLIC NECESSITY TO ACQUIRE CERTAIN REAL PROPERTY, GIVING NOTICE OF AN OFFICIAL DETERMINATION TO ACQUIRE REAL PROPERTY FOR PUBLIC PURPOSES, ESTABLISHING PROCEDURES FOR THE ACQUISITION OF MARKET VALUE FOR THE PROPERTY TO BE ACQUIRED, AND DIRECTING THE CITY MANAGER OR DESIGNEE TO COMMUNICATE OFFERS TO OWNERS FOR PURCHASE OF PROPERTY, APPROPRIATE FUNDS, AND AUTHORIZE CONDEMNATION PROCEEDING BY CITY ATTORNEY, CONTINGENT ON AVAILABLE FUNDING. THIS ITEM SUPPORTS IF - INFRASTRUCTURE. (DEVELOPMENT SERVICES)**

Jonathan Flores, City Manager, introduced the item and recommended approval.

Comm. Flores **moved** to approve as recommended. Comm. Pacheco seconded the motion, and when put to a vote, it carried unanimously.

Resolution No. R-2026-32 is filed with the City Clerk's Office.

- E) CONSIDERATION AND ACTION, IF ANY, ON RESOLUTION APPOINTING/RE-APPOINTING TWO (2) MEMBERS TO THE KEEP PHARR BEAUTIFUL BOARD. THIS TIME SUPPORTS SG-SOUND GOVERNANCE AND FISCAL SUSTAINABILITY. (MAINTENANCE)**

Jonathan Flores, City Manager, introduced the item and recommended the re-appointment of Mari Caballero and Jessica Trevino.

Comm. Flores **moved** to re-appoint Mari Caballero and Jessica Trevino to the Keep Pharr Beautiful Board. Comm. Pacheco seconded the motion, and when put to a vote, it carried unanimously.

Resolution No. R-2026-33 is filed with the City Clerk's Office.

- F) CONSIDERATION AND ACTION, IF ANY, ON RESOLUTION APPOINTING/REAPPOINTING TWO (2) MEMBERS TO THE BOARD OF ADJUSTMENT. THIS ITEM SUPPORTS SG - SOUND GOVERNANCE AND FISCAL SUSTAINABILITY. (DEVELOPMENT SERVICES)**

Jonathan Flores, City Manager, introduced the item and recommended the re-appointment of Rogelio Torres and Ramiro Gutierrez.

MINUTES: REGULAR CALLED MEETING

June 15, 2026

Comm. Flores **moved** to re-appoint Rogelio Torres and Ramiro Gutierrez to the Board of Adjustment. Comm. Caballero seconded the motion, and when put to a vote, it carried unanimously.

Resolution No. R-2026-34 is filed with the City Clerk's Office.

ITEM 8. CLOSED SESSION

None

ITEM 9. RECONVENE

None

ITEM 10. ADJOURNMENT

There being no other business to come before the board, Comm. Pacheco **moved** to adjourn. Comm. Caballero seconded the motion, and when put to a vote, the motion carried unanimously. Meeting adjourned at 4:58 p.m.

CITY OF PHARR

AMBROSIO HERNANDEZ
MAYOR

**STATE OF TEXAS
COUNTY OF HIDALGO
CITY OF PHARR**

ON THIS THE 15th DAY OF JUNE 2026 the Board of Commissioners of the City of Pharr, Texas convened in a **REGULAR CALLED MEETING** at the Commissioner's Room located at 118 S. Cage, 2nd Floor, Pharr, Texas. The meeting being open to the public and notice of said meeting, giving the date, place, subject, hereof, having been posted in accordance with Chapter 551, Texas Government Code (Open Meetings Act) and there being present a quorum, I, **IMELDA PEREZ, CITY CLERK**, of the City of Pharr, Texas, certify that this is a true and correct copy of the minutes.

ATTEST:

IMELDA PEREZ
CITY CLERK

APPROVED:



AGENDA MEMORANDUM

BOARD: BOARD OF COMMISSIONERS

AGENDA ITEM #: 5.B.

DATE SUBMITTED: June 25, 2026

MEETING DATE: July 6, 2026

FROM: Alessandra Garcia, Assistant City Clerk

DEPARTMENT: Special Events

DIRECTOR: Abel Molina

Agenda Item: Consideration and action, if any, on Ordinance amending Ordinance O-2025-46 regulating public amusements, open-air markets, mass gatherings and other applicable events or activities; updating requirements, categories, fees, and administrative approval processes. *(3rd and Final Reading)* **This item supports QL - Quality of Life.**

Classification: Consent

(* If closed session, City Attorney must review and approve.)

Issue: The proposed action seeks to establish clear procedures and distinguish differences in activity types to promote consistency and streamline operations across the organization's various departments.

Fiscal Consideration: N/A

Staff Recommendation: Staff recommends approval

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Alessandra Garcia

Created/Initiated - 06/25/2026

Abel Molina

Approved - 06/25/2026

Ricardo Rodriguez

Approved - 06/25/2026

Hilda Pedraza

Approved - 06/26/2026

City Management Office

New -

ORDINANCE NO: O-2026-___

AN ORDINANCE AMENDING ORDINANCE NOS. O-2025-46; O-2013-20 AND O-2012-11; ESTABLISHING REQUIREMENTS, CATEGORIES, FEES, AND ADMINISTRATIVE APPROVAL FOR PUBLIC AMUSEMENTS, OPEN-AIR MARKETS, FARMERS MARKETS, TENT SHOWS, TEMPORARY OUTDOOR COMMERCIAL EVENTS, AND OTHER APPLICABLE EVENTS OR ACTIVITIES; PRESERVING ALL REQUIREMENTS APPLICABLE TO STATUTORY MASS GATHERINGS UNDER TEXAS HEALTH AND SAFETY CODE CHAPTER 751; AUTHORITY; AREA; DEFINITIONS; PROHIBITIONS; EXCEPTIONS; ENFORCEMENT, PUNISHMENT, PENALTIES AT LAW AND EQUITY; INCLUSION IN PHARR CODE OF ORDINANCES; INCORPORATION OF OTHER ORDINANCES; REPEALING CONFLICTING ORDINANCES AND EFFECTIVE DATE

WHEREAS, the City of Pharr hereby acts in exercising its legislative powers to define acts and prohibit the commission of those acts that may be detrimental to the public health, safety, and welfare of the residents of the City of Pharr or persons located within its corporate boundaries; and

WHEREAS, the City of Pharr hereby acts to further the interests of the residents, vendors, and potential attendees of related entertainment, public amusements, commercial open-air markets, and mass gatherings; and

WHEREAS, the City of Pharr finds that the regulation of outdoor market events promotes economic activity, food access, and community vitality while ensuring public safety, cleanliness, and orderly use of public and private property.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF PHARR, THAT:

SECTION 1: AUTHORITY AND AREA

A. Legal Authority

The provisions contained herewith are allowed pursuant to the legislative powers of a home rule municipality, and are in accordance with Texas Local Government Code, Chapter 215, Subchapter O, §215.071-215.075.

B. Jurisdiction and Enforcement

1. The City of Pharr hereby adopts and enacts this Ordinance that shall be enforceable within the municipality's municipal boundaries and extra-territorial jurisdiction.
2. This Ordinance and provisions herewith shall be included in the Pharr Code of Ordinances.

3. As matters related to the public's health, safety, and welfare are of the utmost concern, the City of Pharr shall be authorized to enforce, through its City Attorney, this Ordinance as may be allowed by law herein.

SECTION 2: DEFINITIONS

- **Public Amusement (Tier 1):** Any event or activity operating as a carnival, circus, exhibition of common showmen, show, exhibition of natural or artificial curiosities, caravans, menageries, and musical exhibitions or performances that do not otherwise fall under the definition of an Open-Air Market, Tent Show, or Mass Gathering.
- **Carnival:** An organized activity involving any amusement rides, games, or other festivities.
- **Circus:** An organized activity involving any trained animals, acrobats, or clowns.
- **Temporary Outdoor Commercial Event, Open-Air Market, Farmers Market, or Tent Show (Tier 2):** Any organized commercial exhibition, market, bazaar, swap meet, car show, farmers market, tent show, or similar temporary outdoor activity conducted out-of-doors, under a tent, or within temporary structures, where multiple vendors or a single organizer offers goods, services, entertainment, food, or attractions to the general public.
- **Statutory Mass Gatherings Preserved:** Nothing in this Ordinance shall be construed to redefine a "mass gathering" under Texas Health and Safety Code Chapter 751, to waive or replace any permit required under that chapter, or to alter the authority of any county judge, county health authority, county fire marshal or designee, sheriff, or district court under that chapter. Any event that independently qualifies as a mass gathering under Texas Health and Safety Code Chapter 751 remains subject to all applicable state and county permitting, inspection, enforcement, and appeal requirements.
- **Farmers Market:** An Outdoor Market Event at which vendors sell directly to consumers food products that are raised, grown, made, crafted, processed, or produced by the vendor, such as fruits, vegetables, herbs, honey, eggs, baked goods, prepared foods, and artisan products.
- **Permit Holder:** The person or organization to whom a permit is issued under this Ordinance.
- **Vendor:** Any individual, business, or organization that distributes, offers for sale, or sells products at an Outdoor Event or Public Amusement.
- **Director:** The City Manager or designee designated to implement, administer, and enforce this Ordinance, including any authorized representative.

Tax Compliance Requirement: Pursuant to V.T.C.A., Tax Code § 151.304, as may be amended from time to time, any organizer or operator seeking to host an event geared towards an actual commercial market is strictly required to hold a valid Texas Sales Tax Permit, collect applicable sales taxes from transactions, and transmit those collected revenues to the State Comptroller.

Exemption for Ordinary Business Operations: This Ordinance does not apply to the normal day-to-day operations of a lawfully established business conducted at a fixed, permanent location operating under all required licenses, permits, and certificates of occupancy, unless the activity otherwise qualifies as a regulated event under this Ordinance.

SECTION 3: APPLICATION AND OTHER PROCEDURES

A. Application Deadlines

- **General Public Amusements & Open-Air Markets:** Not less than forty-five (45) days before the date on which the event or activity is to be held, any person or representatives of the organized activity shall file a permit or license application with the Special Events Department.
- **Public Schools and Churches:** Any public school or church organization shall, not less than seven (7) days before the date on which a public event is to be held, file a permit or license application with the Special Events Department.

B. Application Fees and Frequency Limits

Event Category	Fee	Event Frequency & Limits
Tier 1: General Public Amusements <i>(Carnivals, Circuses, Concerts, Expositions)</i>	\$500.00 per application, due upon approval	Valid only for the specific dates approved on the individual application.
Tier 2: Temporary Outdoor Commercial Event, Open-Air Market, Farmers Market, or Tent Show <i>(Commercial Markets, Flea Markets, Farmers Markets, Bazaars)</i>	\$250.00 per application, due upon approval	Strict Limit: Each approved application permits the organizer to host up to two (2) events per calendar month.

Event Category	Fee	Event Frequency & Limits
Exemptions <i>(Public Schools, Churches, and Registered 501(c)(3) Non-Profit Organizations)</i>	\$0.00	Filing is still required to ensure compliance with tracking and safety regulations. Proof of status must be submitted with the application.

C. Required Application Materials

Along with the application fee (where applicable), the application shall include the following information and materials:

1. **Contact information:** Name, address, telephone numbers of all representatives, promoters, owners, performers, and vendors associated with the activity.
2. **Financial statement:** Itemizing the funds being utilized to finance the activity. (Upon request)
3. **Property Information:** Location and description of the property where the event will be held. Name, address, and telephone numbers of the property owners.
4. **Property Agreement:** Copy of a formal signed agreement between the property owners and event representatives or promoters.
5. **Event Schedule:** The complete timeline of the activity, including preparation, active event hours, and breakdown.
6. **Capacity:** The maximum number of people the activity will allow to attend on each day.
7. **Clean-up Plan:** Specific, written description of the plan that will govern all cleanup procedures for the activity in compliance with legal and health standards.
8. **Safety Plans:** Specific, written description of the plan governing: Fire safety and smoke control; traffic management; parking arrangements; security hazards and prevention.
9. **Parking Plan:** Specific, written description of the plan governing the event and activity parking locations used solely for parking.
10. **Medical Care Plan:** Specific, written description of the preparations made to provide adequate medical and nursing care during the event.

11. **Insurance:** Copy of the general and/or special liability insurance policy and declarations and/or bonds of \$1,000,000 covering event personnel, visitors, invitees, and participants.
12. **Tax Certifications (For Tier 1 & 2 Only):** Proof of a valid Texas Sales Tax Permit/Tax Certificate for the transmission of sales taxes to the State Comptroller.

D. Review Process

Following timely submission of the application and all required materials, the application shall be subject to review by:

1. Director or designee of the Special Events Department
2. Director or designee of the Code Compliance Department
3. Director or designee of Public Works Department
4. Director or designee of Parks & Recreation Department
5. Director or designee of Maintenance Department
6. Director or designee of the Public Health Department
7. Fire Chief or designee
8. Police Chief or designee
9. City Manager or designee

E. Decision Authority

The reviewing personnel shall submit to the City Manager a report stating individual recommendations including approval, denial, conditions, or other fees required for compliance or to reimburse the City for costs. The City Manager shall have final authority in consideration of the application.

F. Approval Criteria

Factors considered for approval shall include:

1. Adequacy of the event location.
2. Dates and times of the activity and potential conflicts with city-sponsored events.
3. Availability of City staff, law enforcement, fire prevention, emergency medical services, and public works personnel necessary to ensure public safety without compromising existing municipal operations.
4. Maximum expected attendance.
5. Reasonableness of clean-up procedures.

6. Reasonableness of plans for fire, traffic, security, food, and parking.
7. Adequacy of medical and nursing care preparations.
8. Sufficiency of liability insurance.

G. Grounds for Denial

The City Manager, upon review of recommendations from the Special Events, Code Compliance, Public Health, Public Works, Parks & Recreation, Police, or Fire Departments, may deny a permit application if it is determined that:

1. **Incomplete Application:** The applicant failed to timely submit a complete application, required plans, supporting documentation, or the applicable fee.
2. **False Statements:** The applicant made a false statement of material fact or submitted fraudulent documentation in connection with the permit application.
3. **Prior Violations:** The applicant, organizer, or promoter has had a permit revoked by the City of Pharr within the preceding twelve (12) months or has outstanding unpaid fees, costs, or civil penalties owed to the City arising from a prior event.
4. **Inadequate Event Site:** The proposed location is insufficient to safely accommodate the anticipated attendance, activities, parking, traffic circulation, or other operational needs of the event.
5. **Insufficient Public Safety or Operational Plans:** The applicant has failed to provide adequate plans for security, traffic control, fire safety, emergency medical services, sanitation, food service operations, parking, crowd management, or event cleanup.
6. **Insufficient Public Resources:** The City lacks sufficient staff, law enforcement, fire, emergency medical, public works, or other municipal resources necessary to support the event while maintaining normal municipal operations and public safety services.
7. **Scheduling Conflict:** The proposed event conflicts with a previously approved permit, a city-sponsored event, or another activity that would create an unreasonable demand on municipal resources at the proposed date, time, or location.
8. **Insufficient Insurance Coverage:** The applicant fails to obtain or maintain the liability insurance required by this Ordinance.
9. **Promotional Violations:** The applicant publicly advertises or promotes the event as approved before receiving official permit approval from the City.

H. Grounds for Revocation

Any code compliance officer, health inspector, fire marshal, or police officer may recommend, and the City Manager or their designee may execute, the **immediate revocation** of an issued permit before or during an event for any of the following reasons:

1. **Violation of Conditions:** The organizer fails to comply with any specific restriction or condition placed upon the approved permit.
2. **Ordinance Non-Compliance:** The event is being conducted in direct violation of any provision of this Ordinance, the Pharr Code of Ordinances, or applicable Texas state laws (including DSHS food handling rules and Texas State Comptroller tax rules).
3. **Failure to Maintain Safety Plans:** The organizer fails to maintain the safety, medical, traffic, or clean-up plans submitted in their application during the active hours of the event.
4. **Unapproved Vendor Activity:** The organizer knowingly allows vendors to operate in violation of Section 4 (such as selling prohibited items or uninspected foods) and fails to immediately rectify the hazard upon administrative notice.
5. **Emergent Public Threat:** An imminent threat to public health or safety arises at the event site (e.g., severe weather hazards, structural instability of tents/rides, severe crowd control failure, or active riots).

I. Notice and Effect of Revocation

1. **Notice Delivery:** Notice of a permit revocation may be delivered to the organizer, promoter, or on-site event representative either verbally or in writing.
2. **Immediate Cease and Desist:** Upon receiving notice of revocation, the organizer shall immediately command the cessation of all event activities, require all vendors to halt sales, and safely disperse attendees. Continued operation after a notice of revocation constitutes an unpermitted event under Section 5(A) and is subject to immediate physical closure, seizure of unpermitted structures, and maximum daily civil or criminal penalties.

J. Right of Appeal

1. Any applicant whose permit has been denied or revoked by the City Manager may appeal the decision. The applicant must first submit a written request for administrative review to the City Manager or designee within five (5) business days of the written notice of denial or revocation. The City Manager or designee shall review the decision and issue a written determination affirming, modifying, or reversing the original decision.

2. If the applicant remains dissatisfied following the administrative review, a written notice of appeal may be filed with the City Clerk within five (5) business days of the administrative determination for consideration by the Board of Commissioners. The Board of Commissioners shall hear the appeal at the next regularly scheduled meeting for which the matter can be properly noticed, and the decision of the Board shall be final.

SECTION 4: INDIVIDUAL VENDOR COMPLIANCE AND REGULATIONS

- A. Vendor Compliance Statement:** Every individual vendor participating in an approved Tier 2 Open-Air Market must sign a statement acknowledging that they agree to comply with all applicable local, state, and federal laws, including the Pharr Code of Ordinances. It is the responsibility of the event organizer to collect and maintain these statements, which must be made available to Code Compliance Department officials upon request.
- B. Permitted Products:** Only products approved by the event organizer and compliant with the City's zoning and health codes may be offered for sale.
- C. Prohibited Items and Activities:** The following items and activities are strictly prohibited for individual vendors at any Tier 2 event:
1. The sale of counterfeit, stolen, or illegal goods.
 2. The sale or distribution of controlled substances or drug paraphernalia.
 3. The sale of firearms, ammunition, or fireworks.
 4. High-hazard activities or demonstrations without explicit, prior written approval from the Fire Chief or Code Compliance Director.
- D. Farmers Market Distinction:** A "Farmers Market" is a sub-category of a Tier 2 Open-Air Market primarily intended for the sale of raw agricultural products, plants, cottage foods, or prepared food items.
- E. Food Safety, Inspection, and Labeling Requirements:** All vendors selling food items—including meat, dairy, produce, or cottage foods—at any Tier 2 event must strictly comply with Texas Department of State Health Services (DSHS) regulations and City of Pharr Health and Code Compliance Department requirements:
1. **Sampling & Safe Handling:** Any vendor offering food samples must possess a valid Temporary Food Establishment Permit and provide a handwashing station if required by the Public Health Department.
 2. **Proper Inspection & Sourcing:** All meat, poultry, and dairy products must be sourced from properly inspected, certified facilities. Raw, uninspected meats are strictly prohibited.

3. **Labeling Compliance:** All packaged foods, including items sold under the Texas Cottage Food Law, must be properly labeled with the item's name, presence of major allergens, and a statement indicating the food is made in a home kitchen.
4. **Temperature Control:** Vendors selling potentially hazardous foods requiring refrigeration (below 41°F) or hot holding (above 135°F) must demonstrate proper equipment and monitoring methods to the Public Health Director or their designee.

SECTION 5: GENERAL PROHIBITIONS, EXCEPTIONS, AND UNAUTHORIZED COMMERCIAL USE OF CITY PROPERTY

A. Prohibited Activities

1. **False Information/Unpermitted Events:** It is unlawful to submit false information or materials, or to conduct an event without final written approval and necessary permits from the City of Pharr.
2. **Conspiracy to Circumvent:** It is unlawful to conspire to circumvent this Ordinance by allowing unauthorized use, transfer, or possession of a permit, license, or other authorization.
3. **Frequency Violations:** It is unlawful for a Tier 2 Open-Air Market Permit holder to host more than two (2) events per calendar month under a single permit application. The City Manager may, in writing, waive or modify these frequency limitations when deemed necessary for City-sponsored events, regionally significant events, or other special circumstances that serve the public interest.

B. Exceptions

1. This Ordinance does not apply to events contracted or sponsored by the City of Pharr.
2. Non-profit organization, public school, and church events are exempt from application fees and shall be handled through the Special Events Department.

C. Unauthorized Personal Commercial Use of City Property

1. **Public Purpose Requirement:** Municipal property must be used exclusively for public purposes. The utilization of city-owned land, buildings, parks, time, or equipment to operate a personal, private, for-profit business is strictly prohibited unless it explicitly serves a certified public benefit and has been formally authorized by the city governing body.
2. **Mandatory Authorization Process:** No private, for-profit commercial activity (including but not limited to unapproved concession stands, food trucks, commercial vendor services, or open-air market stalls) may operate on city

property without a formal lease, license, or specific use agreement approved via official action of the Pharr Board of Commissioners. To ensure transparency and fairness, such agreements must follow a structured municipal process, which may include a Request for Proposals (RFP) or competitive bidding to establish rental rates or fees.

SECTION 6: ENFORCEMENT; PUNISHMENT; PENALTIES

A. Enforcement Methods

Violations may be enforced by the City Attorney and may include abatement, removal, closure, or seizure of objects; Suspension or cancellation of permits; Other relief as necessary.

B. Penalties

1. **Criminal Violations:** Class C misdemeanors.
2. **Civil penalties:** May reach \$1,000 per violation.
3. **Multiple Prosecutions:** Violators may be prosecuted under all applicable laws if conduct also constitutes an offense under another law.

The enforcement actions and penalties provided in this Section are in addition to, and not in lieu of, any other remedies, penalties, or enforcement actions available under this Ordinance, other City ordinances, or applicable state law.

SECTION 7: INCORPORATION OF OTHER ORDINANCES

This Ordinance incorporates all other ordinances related to similar events. Any conflicting ordinance is repealed to the extent of the conflict. All other provisions remain in full force and effect.

SECTION 8: SEVERABILITY

If any part of this Ordinance is declared unconstitutional or invalid, the remainder shall remain in full force and effect.

SECTION 9: PUBLICATION AND EFFECTIVE DATE

This Ordinance shall take effect upon passage and approval on three separate readings in accordance with Section 8, Article 3 of the Charter of the City of Pharr, Texas. Publication may also be in caption form as allowed under Section 9 of the Pharr City Charter.

SECTION 10: REPEALING CLAUSE

All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

SECTION 11: CUMULATIVE

This ordinance shall be cumulative of all ordinances of the City of Pharr, Texas, and of all laws of the State of Texas.

SECTION 12: PROPER NOTICE AND MEETING

It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551 of the Texas Government Code.

PASSED AND APPROVED ON THE FIRST READING BY THE BOARD OF CITY COMMISSIONERS OF THE CITY OF PHARR, TEXAS, on this the 1st day of June, 2026.

CITY OF PHARR

AMBROSIO HERNANDEZ
MAYOR

ATTEST:

IMELDA PEREZ, CITY CLERK

PASSED AND APPROVED ON THE SECOND READING BY THE BOARD OF CITY COMMISSIONERS OF THE CITY OF PHARR, TEXAS, on this the 15th day of June, 2026.

CITY OF PHARR

AMBROSIO HERNANDEZ
MAYOR

ATTEST:

IMELDA PEREZ, CITY CLERK

PASSED AND APPROVED ON THE THIRD AND FINAL READING BY THE BOARD OF CITY COMMISSIONERS OF THE CITY OF PHARR, TEXAS, on this the 6th day of July, 2026.

CITY OF PHARR

AMBROSIO HERNANDEZ
MAYOR

ATTEST:

IMELDA PEREZ, CITY CLERK



AGENDA MEMORANDUM



BOARD: BOARD OF COMMISSIONERS

AGENDA ITEM #: 5.C.

DATE SUBMITTED: June 25, 2026

MEETING DATE: July 6, 2026

FROM: Juan Gonzalez, Police Chief

DEPARTMENT: Police

DIRECTOR: Juan Gonzalez

Agenda Item: Consideration and action, if any, on amendment to Resolution R-2026-05 for the Operation Lone Star Grant Program. **This item supports SSC - Safe and Secure Community.**

Classification: Regular

(* If closed session, City Attorney must review and approve.)

Issue: The police department is seeking to approve an amendment to Resolution R-2026-05 for the Operation Lone Star Grant Program. The Office of the Governor requested revisions to the original resolution which incorporate all recommended language, including the matching funds provision, repayment of funds provision, and the designation of the Authorized Official and Financial Officer. **This item supports SSC - Safe and Secure Community.**

Fiscal Consideration: N/A

Staff Recommendation: Staff recommends approval

Alternatives: Not approve amended Resolution

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Juan Gonzalez
City Management Office

Created/Initiated - 06/25/2026
New -

RESOLUTION NO. R-2026-__

**OFFICE OF THE GOVERNOR, HOMELAND SECURITY GRANTS DIVISION
OPERATION LONE STAR GRANT PROGRAM (OLS), (FY 2027)**

WHEREAS, the Office of the Governor – Public Safety Office is soliciting grant applications under the Operation Lone Star (OLS) Grant Program (FY2027) to enhance interagency border security operations and support directed actions to deter and interdict criminal activity; and

WHEREAS, the City Commission of the City of Pharr finds it in the best interest of the citizens of Pharr to participate in Operation Lone Star (OLS) for the project period September 1, 2026, through August 31, 2027; and

WHEREAS, the purpose of Operation Lone Star (OLS) is to support border security operations through overtime deployment of certified peace officers, increasing patrol, investigative, interdiction, search and rescue, and operational capacity in coordination with state and local partners; and

WHEREAS, the City Commission of the City of Pharr agrees to provide applicable matching funds for the Operation Lone Star (OLS) Grant Program as required by the Office of the Governor grant application; and

WHEREAS, the City Commission of the City of Pharr agrees that in the event of loss or misuse of the Office of the Governor funds, the City Commission of the City of Pharr assures that the funds will be returned to the Office of the Governor in full; and

WHEREAS, Operation Lone Star (OLS) overtime activities will directly support outbound and southbound operations and other directed action missions aimed at deterring and disrupting border-related criminal activity; and

WHEREAS, the City Commission of the City of Pharr agrees to participate in implementing and increasing the effectiveness of operational methods, measures, and techniques associated with coordinated border security operations funded through overtime; and

WHEREAS, the City Commission of the City of Pharr designates the Chief of Police as the Authorized Official for this grant. The Authorized Official is given the power to apply for, accept, reject, modify, or terminate the grant and to execute all necessary documents on behalf of the City of Pharr; and

WHEREAS, the City Commission of the City of Pharr designates Jamison Merrick, Chief Financial Officer, as the Financial Officer for this grant. The Financial Officer is given the power to submit financial and/or programmatic reports and to make approved budgetary or grant adjustments on behalf of the City of Pharr.

NOW, THEREFORE, BE IT RESOLVED that the City Commission of the City of Pharr approves submission of the grant application for the Operation Lone Star (OLS) Grant Program (FY2027) to the Office of the Governor.

PASSED AND APPROVED BY THE BOARD OF COMMISSIONERS OF THE CITY OF PHARR TEXAS, THIS 6th DAY OF July 2026.

CITY OF PHARR:

Ambrosio Hernandez, Mayor

ATTEST:

Imelda Perez, City Clerk

Certification

The State of Texas

County of Hidalgo

City of Pharr

I, Imelda Perez, duly appointed City Clerk of the City of Pharr, Texas, do hereby certify that the foregoing Constitutes a true and correct copy of the original Resolution duly passed and adopted by the board of Commissioners of the City of Pharr, Texas, on the 6th day of July 2026.

(Resolution No. R-2026-____)

IN WITNESS WHEREOF, I have hereunto subscribed my official signature and impressed the seal of the City of Pharr, Texas, this 6th day of July, 2026.

City of Pharr

Imelda Perez
City Clerk



AGENDA MEMORANDUM



BOARD: BOARD OF COMMISSIONERS

AGENDA ITEM #: 5.D.

DATE SUBMITTED: June 22, 2026

MEETING DATE: July 6, 2026

FROM: Alessandra Garcia, Assistant City Clerk

DEPARTMENT: Administration

DIRECTOR:

Agenda Item: Consideration and action, if any, on Development Services Cases:

Classification: Public Hearing

(* If closed session, City Attorney must review and approve.)

Issue:

Fiscal Consideration:

Staff Recommendation:

Alternatives:

Exclude Material from Public Packet? No

Reason:

ROUTING:

Alessandra Garcia

Created/Initiated - 06/22/2026



AGENDA MEMORANDUM

BOARD: BOARD OF COMMISSIONERS

AGENDA ITEM #: 5.D.1.

DATE SUBMITTED: June 19, 2026

MEETING DATE: July 6, 2026

FROM: Nancy Hernandez, Administrative Assistant

DEPARTMENT: Development Services

DIRECTOR: Roland Gomez

Agenda Item: Picaro's Pizza LLC., d/b/a Picaro's Pizza, has filed with the Planning and Zoning Commission a request for a Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C). The property is legally described as being 0.02 acres, more or less, out of Lot 3, Riveraine Subdivision, Pharr, Hidalgo County, Texas. The subject site is located at 6502 South Cage Boulevard, Suite 2. CUP# 260506 **This item supports EV - Economic Vitality.**

Classification: Consent

(* If closed session, City Attorney must review and approve.)

Issue: Picaro's Pizza LLC., d/b/a Picaro's Pizza, has filed with the Planning and Zoning Commission a request for a Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C).

Fiscal Consideration: N/A

Staff Recommendation: Planning and Zoning Commission Recommendation: At the Planning and Zoning Commission Meeting on June 18, 2026, the board voted unanimously to recommend approval of the request for the Conditional Use Permit to allow the sale of alcoholic beverages for on premise consumption in a General Business District (C). There were 7 members present and voting.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Nancy Hernandez
Joe Garza
Roland Gomez
Melanie Cano

Created/Initiated - 06/19/2026
Approved - 06/19/2026
Approved - 06/22/2026
Final Approval - 06/24/2026



MEMORANDUM

DATE: MONDAY, JULY 6, 2026

TO: MAYOR AND CITY COMMISSION

FROM: JONATHAN B. FLORES, CITY MANAGER

SUBJECT: CONDITIONAL USE PERMIT AND LATE HOURS PERMIT FOR ABC FILE NO. CUP#260506 (PICARO'S PIZZA)

GENERAL INFORMATION:

APPLICANT: Picaro's Pizza, LLC., owner, d/b/a Picaro's Pizza, has filed with the Planning and Zoning Commission a request for a Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C).

LEGAL DESCRIPTION: The property is legally described as being 0.02 acres, more or less, out of Lot 3, Riveraine Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property's physical address is 6502 South Cage Boulevard, Suite 2.

ZONING: The property and the properties to the north, east and west are currently zoned General Business District (C). The property to the west is zoned Single-Family Residential District (R-1). The area is generally designated for commercial use in the Land Use Plan.

COMMENTS: **POLICE CHIEF:** Recommends approval of the Conditional Use Permit.

FIRE DEPARTMENT: Recommends approval of the Conditional Use Permit.

BUILDING: Recommends approval of the Conditional Use Permit.

HEALTH: Recommends approval of the Conditional Use Permit.

DEVELOPMENT SERVICES: Recommends approval of the Conditional Use Permit.

NOTIFICATION OF PUBLICATION: Nine (9) surrounding property owners were notified of the request by letter on June 5, 2026, and a legal notice was published in the Advance News Journal on June 3, 2026. Staff received no response to the letters or the legal notice.

HOURS OF OPERATION: Hours of operation: Sunday – Thursday 11am -10pm and Friday and Saturday 11:00 AM – 11:00 PM.

DEVELOPMENT SERVICES RECOMMENDATIONS: Development Services is recommending approval of the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C) subject to the applicant and site being in compliance with all City Ordinances and City Department requirements.

Conditions of Conditional Uses Sec. 1.48(F) of the Zoning Ordinance: Establishments selling or distributing alcoholic beverages for consumption on premises:

1. An establishment that sells or allows the on-premises consumption of alcoholic beverages in the City of Pharr shall operate in a "C" zone, general business district; "C-2" zone, business district; "HC" zone, heavy commercial; "LI" zone, limited industrial; "HI" zone, heavy industrial; or in recreational facilities located within a private development.
2. In addition to the restricted locations as stated above, the above-mentioned establishments may be allowed to sell or allow the on-premises consumption of alcoholic beverages within 300 feet of a church, public or private school, or public hospital.
3. The establishment shall notify the church, public or private school, or public hospital, and the City of Pharr's Planning and Zoning department in written form of their interest in selling or consuming alcoholic beverages within 300 feet of such locations. If the church or school objects to the request, the City of Pharr's authorized designee may deny the request.

4. The measurement of the distance between the place of business where alcoholic beverages are sold and the church or public hospital shall be along the property lines of the street fronts and from front door to front door, and in direct line across intersections. The measurement of the distance between the place of business where alcoholic beverages are sold and the public or private school shall be:
 - A. In a direct line from the property line of the public or private school to the property line of the place of business, and in a direct line across intersections; or
 - B. If the permit or license holder is located on or above the fifth story of a multistory building, in a direct line from the property line of the public or private school to the property line of the place of business, in a direct line across intersections, and vertically up the building at the property line to the base of the floor on which the permit or license holder is located.
5. For premises where minors are prohibited from entering the premises under V.T.C.A., Alcoholic Beverage Code § 109.53, the measurement of the distance between the premises and a public school shall be:
 - A. In a direct line from the property line of the public or private school to the property line of the place of business, and in a direct line across intersections; or
 - B. If the permit or license holder is located on or above the fifth story of a multistory building, in a direct line from the property line of the public or private school to the property line of the place of business, in a direct line across intersections, and vertically up the building at the property line to the base of the floor on which the permit or license holder is located.
6. In accordance with V.T.C.A., Alcoholic Beverage Code § 109.32, the above mentioned establishment businesses shall be not less than 300 feet from the nearest residential zone, unless located within a private development, or publicly owned building shall be along the property lines of the street fronts and from front door to front door, and in direct line across intersections, measured in a straight line or must provide sufficient buffering and sound insulation of the building such that the business is not visible and cannot be heard from such residential zone or publicly owned building and must be designed to prevent disruption of the character of adjacent residential areas. As applies to this provision, a street or alley does not constitute buffering and sound insulation. The above-mentioned businesses, unless located within a private development, must be adjacent to or abutting a minor arterial street or a street of larger classification.
7. The above-mentioned establishment must meet lot size requirements in the zoning ordinance for all uses within this zone.
8. The above-mentioned establishment must provide parking sufficient to comply with all ordinance requirements.

9. The above-mentioned establishment shall restrict the number of persons within the building to those allowed by the city commission with the recommendation of the planning and zoning commission at the time of permit issuance, which number shall be determined by the commission after having taken into account the recommendations of the fire marshal, code enforcement officer [head building inspector], and director of planning. This number cannot exceed the number provided for in existing city ordinances.

10. The above-mentioned establishment shall take action to prevent and be designed to discourage criminal activities and vandalism both on site and on adjacent property by means of sufficient lighting, elimination of dark areas, and the orientation of the building such that it provides maximum visibility from a public street, unless located within a private development.

11. The above-mentioned businesses must make provisions to keep litter from being spread to adjacent streets and property.

12. Alcoholic beverage establishments shall fall into two categories: (A) Alcohol as a principle use where 51 percent or more of sales come from alcohol; or (B) Food as a principle use where 51 percent or more of sales are food related (a copy of the establishment's full menu must be provided for documentation).

13. The city reserves the right to approve, amend or deny any city regulation that may be allowed by the Texas Alcoholic and Beverage Code as may be amended from time to time. The City of Pharr shall also be authorized to carry out any and all duties and responsibilities as directed by the City of Pharr and as may be allowed by law. Should any person or establishment be found to have committed acts or allowed the commission of any act or condition found by the City of Pharr to be detrimental to the public health, safety, and welfare of the residents of the City of Pharr or persons located within corporate boundaries, the City of Pharr shall be authorized to take any action allowed by ordinance, state or federal law, or other regulation. These actions may include but not limited to quarantine, abatement of premises, closure, condemning, removal of dangerous substances and persons, and other preventive measures and actions.







AERIAL

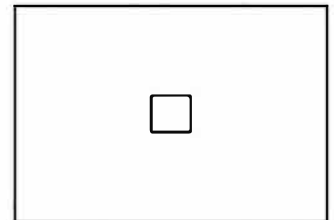
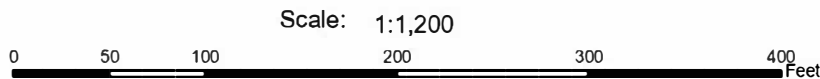


The subject property is the ONLY property to be affected. Solo la propiedad dentro de los limites sera afectada.

G:\City of Pharr\GIS\Projects\1-Planning\PRO Conditional Use Permits\CUP260506 6502 S CAGE BLVD\aprx\00_BASE Project File.aprx

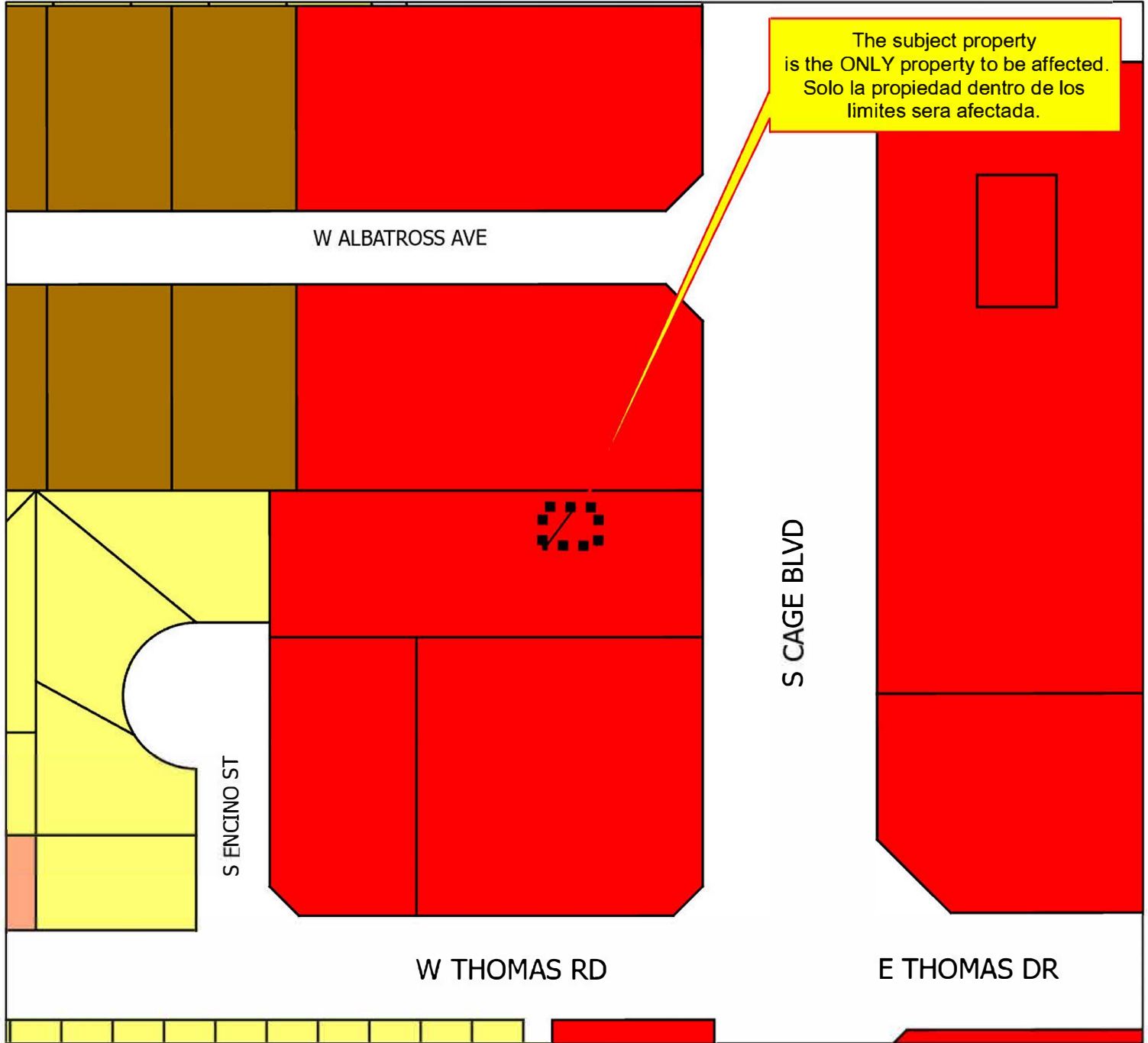
-  Pharr City Limit
-  300 ft. Notification Buffer
-  Notified Properties
-  Location

All information displayed on this map is subject to verification by field survey or by the agency responsible for maintaining the information. This map is intended for general information only.





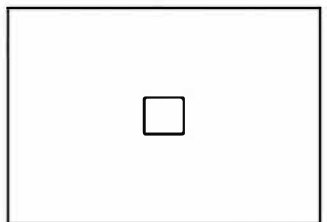
ZONING

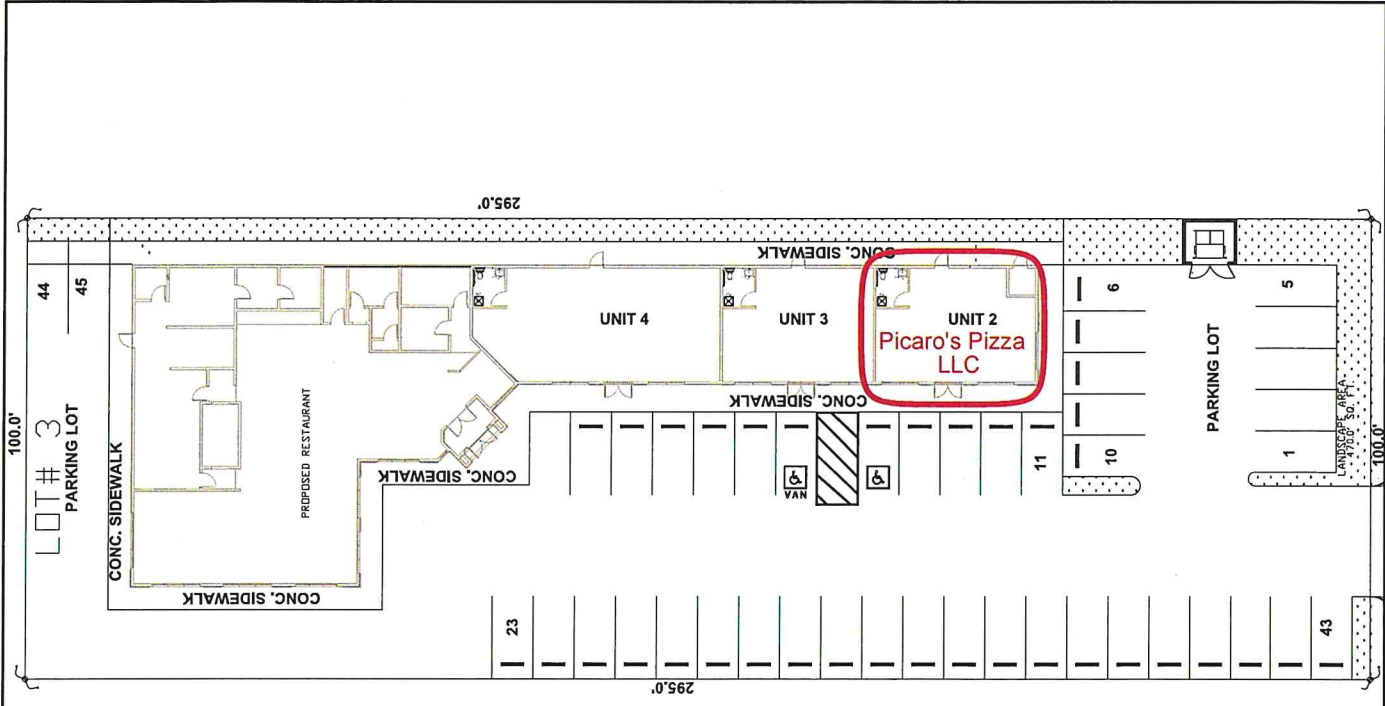
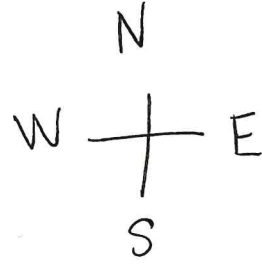


G:\City of Pharr\GIS\Projects\1-Planning\PRO Conditional Use Permits\CUP260506 6502 S CAGE BLVD\apra\00_BASE Project File.aprx

- | | | |
|---------------------------------------|-------------------|--------------------------|
| Pharr City Limit | Mobile Home | Heavy Industrial |
| 300 ft. Notification Buffer | Townhouse | Limited Industrial |
| Notified Properties | HUD Code | Neighborhood Commercial |
| Location | Rail Road R.O.W | Office Professional |
| Agricultural Open Space | Government Owned | PSJA ISD |
| Single Family | General Business | Hidalgo ISD |
| Single Family Small Lot | Business District | Valley View ISD |
| Residential Multi-Family | Drainage Easement | Planned Unit Development |
| Residential Multi-Family High Density | Heavy Commercial | |

All information displayed on this map is subject to verification by field survey or by the agency responsible for maintaining the information. This map is intended for general information only.





NOTE:
 THESE PLANS ARE INTENDED TO
 PROVIDE THE BASIC INFORMATION
 FOR CONTRACTORS. THESE PLANS
 MUST BE VIEWED AND CHECKED
 COMPLETELY BY THE GENERAL
 CONTRACTOR.
 CONTRACTORS MUST
 VERIFY ALL PLANS BEFORE
 CONSTRUCTION.
 FEDERAL, STATE, COUNTY, AND
 LOCAL CITY ORDINANCES AND
 BUILDING CODES TAKE PRECEDENCE
 OVER AND PART OF THESE
 DRAWINGS.

1-EXISTING SITE PLAN
 SCALE: 1"=30'

PROJECT: VILLA DEL MAR PLAZA
 LOT #3 RIVERAINE SUBD
 PHARR, TEXAS

SUITE #02

CONSULTING SERVICES
 Project Supervision Management
 Construction Plans, Foundation
 Plans, Manual J, RestCheck, and
 City Permits.

CONSTRUCTION PLANS
 www.draftingservices.com

DRAFTING SERVICES
 DATE: 06/24/2022
 Ph: (512) 784-0965
 Ph: (562) 586-2008
 www.draftingservices.com

DATE: 06/24/2022
 DRAWN BY: M. JAMES
 CHECKED BY: M. JAMES

SHEET: 1

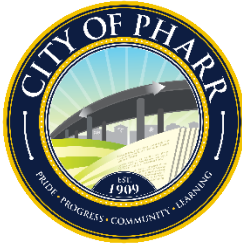


Pharr
Development Services



Site Photo
6502 S CAGE BLVD, SUITE 2





AGENDA MEMORANDUM

BOARD: BOARD OF COMMISSIONERS

AGENDA ITEM #: 5.D.2.

DATE SUBMITTED: June 19, 2026

MEETING DATE: July 6, 2026

FROM: Nancy Hernandez, Administrative Assistant

DEPARTMENT: Development Services

DIRECTOR: Roland Gomez

Agenda Item: Michael Wright, CFO., DBA Parry's Pizza, is requesting renewal of the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C). The property is legally described as being Lot 1B of the 2nd Replat of Vacated Car-mel Subdivision, Vacated El Centro Mall No. 3 and 4 Subdivisions, Pharr, Hidalgo County, Texas. The property's physical address is 550 North Jackson Road. CUP#231132 **This item supports EV - Economic Vitality.**

Classification: Consent

(* If closed session, City Attorney must review and approve.)

Issue: Michael Wright, CFO., DBA Parry's Pizza, is requesting renewal of the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C)

Fiscal Consideration: N/A

Staff Recommendation: Development Services recommends approval of the renewal request for the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C).

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Nancy Hernandez

Joe Garza

Roland Gomez

Melanie Cano

Created/Initiated - 06/19/2026

Approved - 06/19/2026

Approved - 06/22/2026

Final Approval - 06/24/2026



Pharr

Development Services



MEMORANDUM

DATE: MONDAY, JULY 6, 2026

TO: MAYOR AND CITY COMMISSION

FROM: ROLAND GOMEZ, DIRECTOR OF DEVELOPMENT SERVICES

THROUGH: JONATHAN FLORES, CITY MANAGER

SUBJECT: CONDITIONAL USE PERMIT **RENEWAL** FOR ABC -
FILE NO. **CUP#231132 (PARRY'S PIZZA)**

GENERAL INFORMATION:

APPLICANT: Michael Wright, CFO., DBA Parry's Pizza, is requesting renewal of the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C).

LEGAL DESCRIPTION: The property is legally described as being Lot 1B of the 2nd Replat of Vacated Car-mel Subdivision, Vacated El Centro Mall No. 3 and 4 Subdivisions, Pharr, Hidalgo County, Texas.

LOCATION: The property's physical address is 550 North Jackson Road.

ZONING: The property is currently zoned General Business District (C). The adjacent zoning is General Business District (C) to the east, north, and south. The city limits lie to the west. The area is generally designated for commercial use in the Land Use Plan.

COMMENTS: **POLICE CHIEF:** Recommends approval of the Conditional Use Permit.

FIRE DEPARTMENT: Recommends approval of the Conditional Use Permit

BUILDING: Recommends approval of the Conditional Use Permit.

HEALTH: Recommends approval of the Conditional Use Permit.

DEVELOPMENT SERVICES: Recommends approval of the Conditional Use Permit.

DEVELOPMENTS SERVICES RECOMMENDATIONS: Development Services recommends **approval** of the renewal request for the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C) subject to site and applicant being in compliance with all City Ordinances and City Department requirements.



Pharr



MAYOR Ambrosio Hernandez, MD

COMMISSIONERS Michael Pacheco | Roberto "Bobby" Carrillo | Ramiro Caballero, MD | Daniel Chavez | Ricardo Medina | Itza Flores

Executive Summary Letter

June 9, 2026

Conditional Use Permit **Renewal** for ABC –

Parry's Pizza

Background:

Michael Wright, CFO., DBA Parry's Pizza, is requesting renewal of the Conditional Use Permit to allow the sale of alcoholic beverage for on-premise consumption. This request constitutes the 2nd renewal for Parry's Pizza.

The property is located at 550 North Jackson Road. It is zoned General Business District (C) and is in conformance with the Future Land Use Plan. All required inspections have been conducted and have passed.

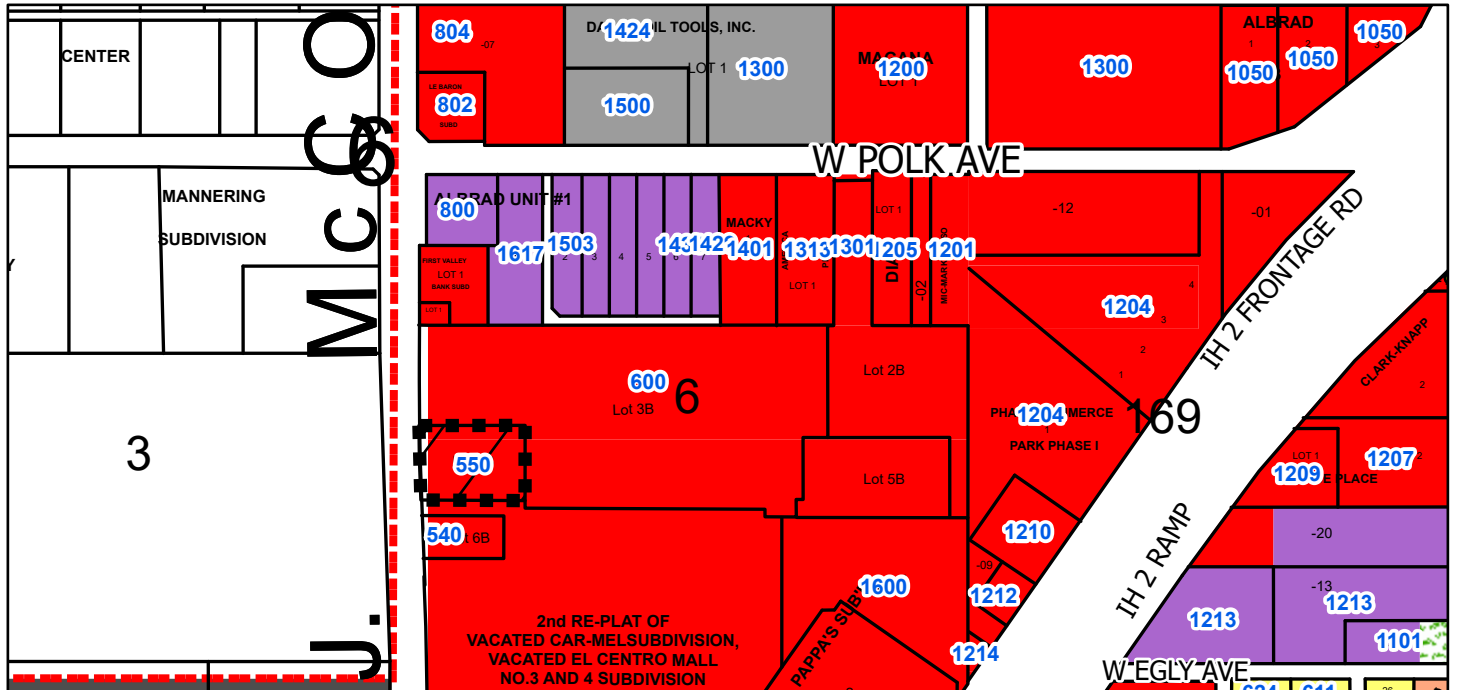
Recommendations:

Staff recommends **approval** of the renewal request for the Conditional Use Permit to allow the sale of alcoholic beverage for on-premise consumption subject to the site and applicant being in compliance with all City Ordinances and City Department requirements.

CUP Renewal
 550 N JACKSON RD
 LOT 1B OF THE 2ND REPLAT
 OF VACATED CAR-MEL SUBDV,
 VACATED EL CENTRO MALL NO.3 & 4
 MICAHEL WRIGHT

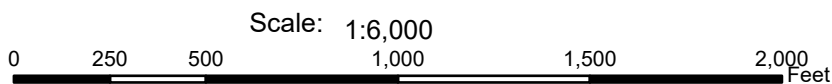


G:\City of Pharr\GIS\Projects\1-Planning\PRO CUP_Renewal\CUP_Renewal 550 N JACKSON RD PARRY'S PIZZERIA\00_Renewal Base.aprx



- | | | | |
|---------------------------------------|-------------------|-------------------------|--------------------------|
| Agricultural Open Space | Townhouse | Drainage Easement | PSJA ISD |
| Single Family | HUD Code | Heavy Commercial | Hidalgo ISD |
| Single Family Small Lot | Rail Road R.O.W | Heavy Industrial | Valley View ISD |
| Residential Multi-Family | Government Owned | Limited Industrial | Planned Unit Development |
| Residential Multi-Family High Density | General Business | Neighborhood Commercial | |
| Mobile Home | Business District | Office Professional | |

City of Pharr, Texas
 Engineering Department
 956.702.5355



Date: 2/19/2026



Pharr
Development Services



Site Photo
550 N Jackson Road





AGENDA MEMORANDUM

BOARD: BOARD OF COMMISSIONERS

AGENDA ITEM #: 5.D.3.

DATE SUBMITTED: June 19, 2026

MEETING DATE: July 6, 2026

FROM: Nancy Hernandez, Administrative Assistant

DEPARTMENT: Development Services

DIRECTOR: Roland Gomez

Agenda Item: Pizza Properties, Inc., d/b/a Peter Piper Pizza #63, is requesting renewal of the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C). The property is legally described as Lot 1, Pleasanton Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 1715 South Cage Boulevard. CUP#060104 **This item supports EV - Economic Vitality.**

Classification: Consent

(* If closed session, City Attorney must review and approve.)

Issue: Pizza Properties, Inc., d/b/a Peter Piper Pizza #63, is requesting renewal of the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C).

Fiscal Consideration: N/A

Staff Recommendation: Development Services recommends approval of the renewal request for the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C).

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Nancy Hernandez

Joe Garza

Roland Gomez

Melanie Cano

Created/Initiated - 06/19/2026

Approved - 06/19/2026

Approved - 06/22/2026

Final Approval - 06/24/2026



MEMORANDUM

DATE: MONDAY, JULY 06, 2026

TO: MAYOR AND CITY COMMISSION

FROM: ROLAND GOMEZ, DIRECTOR OF DEVELOPMENT SERVICES

THROUGH: JONATHAN FLORES, CITY MANAGER

SUBJECT: CONDITIONAL USE PERMIT **RENEWAL** FOR ABC
FILE NO. **CUP#060104** (PETER PIPER PIZZA #63)

GENERAL INFORMATION:

APPLICANT: Pizza Properties, Inc., d/b/a Peter Piper Pizza #63, is requesting renewal of the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C).

LEGAL DESCRIPTION: The property is legally described as Lot 1, Pleasanton Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property's physical address is 1715 South Cage Boulevard.

ZONING: The property is currently zoned General Business District (C). The adjacent zoning is General Business District (C) to the North and South, Residential Mobile Home District (R-MH) to the East, and Planned Unit Development District (PUD) to the West. The area is generally designated for commercial use in the Land Use Plan.

COMMENTS: POLICE CHIEF: Recommends approval of the Conditional Use Permit.

FIRE DEPARTMENT: Recommends approval of the Conditional Use Permit.

BUILDING: Recommends approval of the Conditional Use Permit.

HEALTH: Recommends approval of the Conditional Use Permit.

DEVELOPMENT SERVICES: Recommends approval of the Conditional Use Permit.

DEVELOPMENT SERVICES RECOMMENDATIONS: Development Services recommends **approval** of the renewal request for the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C) subject to site and applicant being in compliance with all City Ordinances and City Department requirements.



Pharr



MAYOR Ambrosio Hernandez, MD

COMMISSIONERS Michael Pacheco | Roberto "Bobby" Carrillo | Ramiro Caballero, MD | Daniel Chavez | Ricardo Medina | Itza Flores

Executive Summary Letter

July 06, 2026

Conditional Use Permit **Renewal** for ABC –

Pizza Properties, Inc.

Background:

Pizza Properties, Inc., d/b/a Peter Piper Pizza #63, is requesting renewal of the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption. This request constitutes the 19th renewal for Peter Piper Pizza #63.

The property is located at 1715 South Cage Boulevard – Peter Piper Pizza #63. It is zoned General Business District (C) and is in conformance with the Future Land Use Plan. All required inspections have been conducted and have passed.

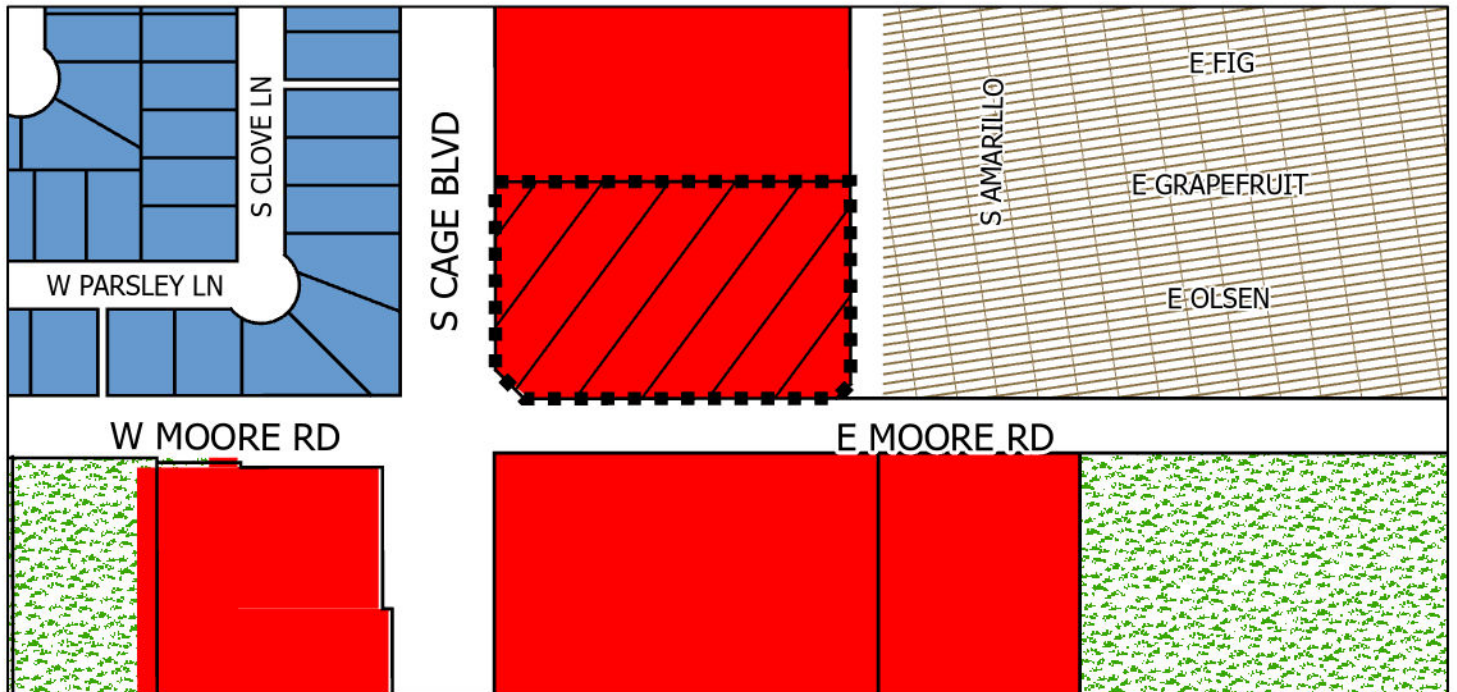
Recommendations:

Staff recommends **approval** of the renewal request for the Conditional Use Permit to allow the sale of alcoholic beverage for on-premise consumption subject to the site and applicant being in compliance with all City Ordinances and City Department requirements.

CUP Renewal #2026-00039
 Lot 1, Pleasanton Subdivision
 1715 S CAGE BLVD
 Pizza Properties, LTD d/b/a Peter Piper Pizza



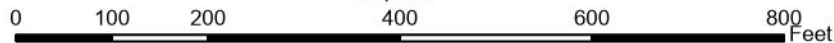
G:\City of Pharr\GIS\Projects\11-Planning\PRO CUP Renewal\CUP_Renewal 2026-00039 1715 S CAGE BLVD\00_Renewal Base.aprx



- | | | | |
|--------------------------|---------------------------------------|--------------------|--------------------------|
| Subject Property | Residential Multi-Family High Density | General Business | Neighborhood Commercial |
| Pharr City Limit | Mobile Home | Business District | Office Professional |
| Agricultural Open Space | Townhouse | Drainage Easement | PSJA ISD |
| Single Family | HUD Code | Heavy Commercial | Hidalgo ISD |
| Single Family Small Lot | Rail Road R.O.W | Heavy Industrial | Valley View ISD |
| Residential Multi-Family | Government Owned | Limited Industrial | Planned Unit Development |

City of Pharr, Texas
 Engineering Department
 956.402.4221

Scale: 1:2,400



Date: 5/21/2026



Pharr
Development Services



Site Photo
1715 S Cage Boulevard





AGENDA MEMORANDUM

BOARD: BOARD OF COMMISSIONERS

AGENDA ITEM #: 5.D.4.

DATE SUBMITTED: June 19, 2026

MEETING DATE: July 6, 2026

FROM: Nancy Hernandez, Administrative Assistant

DEPARTMENT: Development Services

DIRECTOR: Roland Gomez

Agenda Item: Taqueria Tepeque Express is requesting renewal of the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C). The property is legally described as being 0.041 acres, more or less, out of Lot 2, Hacienda Santa Lucia Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 701 East Nolana Loop, Suite #3A. CUP#230384 **This item supports EV - Economic Vitality.**

Classification: Consent

(* If closed session, City Attorney must review and approve.)

Issue: Taqueria Tepeque Express, is requesting renewal of the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C).

Fiscal Consideration: N/A

Staff Recommendation: Development Services recommends approval of the renewal request for the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C).

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Nancy Hernandez

Joe Garza

Roland Gomez

Melanie Cano

Created/Initiated - 06/19/2026

Approved - 06/19/2026

Approved - 06/22/2026

Final Approval - 06/24/2026



MEMORANDUM

DATE: MONDAY, JULY 6, 2026
TO: MAYOR AND CITY COMMISSION
FROM: ROLAND GOMEZ, DEVELOPMENT SERVICES DIRECTOR
THROUGH: JONATHAN FLORES, CITY MANAGER

SUBJECT: CONDITIONAL USE PERMIT RENEWAL FOR ABC – FILE NO. CUP#230384 (TAQUERIA TEPEQUE EXPRESS)
--

GENERAL INFORMATION:

APPLICANT: Taqueria Tepeque Express, is requesting renewal of the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C).

LEGAL DESCRIPTION: The property is legally described as being 0.041 acres, more or less, out of Lot 2, Hacienda Santa Lucia Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property's physical address is 701 East Nolana Loop, Suite #3A.

ZONING: The property is currently zoned General Business District (C). The adjacent zoning is General Business District (C) to the east and west. The property to the north is zoned Residential Multi-Family High Density (R-MFHD). The property to the south is zoned Agricultural and/or Open Space District (A-O). The area is generally designated for commercial in the Land Use Plan.

COMMENTS: **POLICE CHIEF:** Recommends approval of the Conditional Use Permit.

FIRE DEPARTMENT: Recommends approval of the Conditional Use Permit.

BUILDING: Recommends approval of the Conditional Use Permit.

HEALTH: Recommends approval of the Conditional Use Permit.

DEVELOPMENT SERVICES: Recommends approval of the Conditional Use Permit.

DEVELOPMENT SERVICES RECOMMENDATION: Development Services recommends approval of the renewal request for the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C) subject to the site and applicant being in compliance with all City Ordinances and City Department requirements.



Pharr



MAYOR Ambrosio Hernandez, MD

COMMISSIONERS Michael Pacheco | Roberto "Bobby" Carrillo | Ramiro Caballero, MD | Daniel Chavez | Ricardo Medina | Itza Flores

Executive Summary Letter

July 6, 2026

Conditional Use Permit **Renewal** for ABC –

Taqueria Tepeque Express

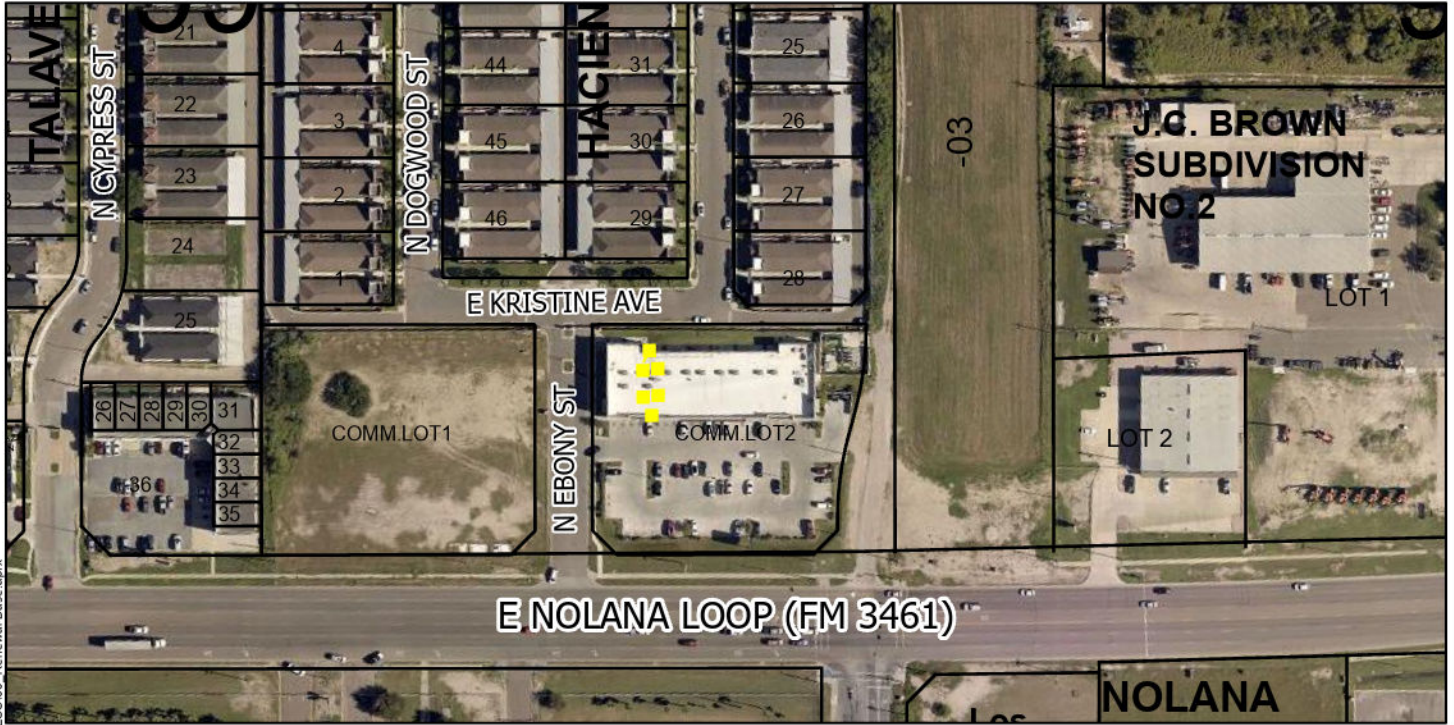
Background:

Taqueria Tepeque Express is requesting renewal of the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption. This request constitutes the 4th renewal for Taqueria Tepeque Express.

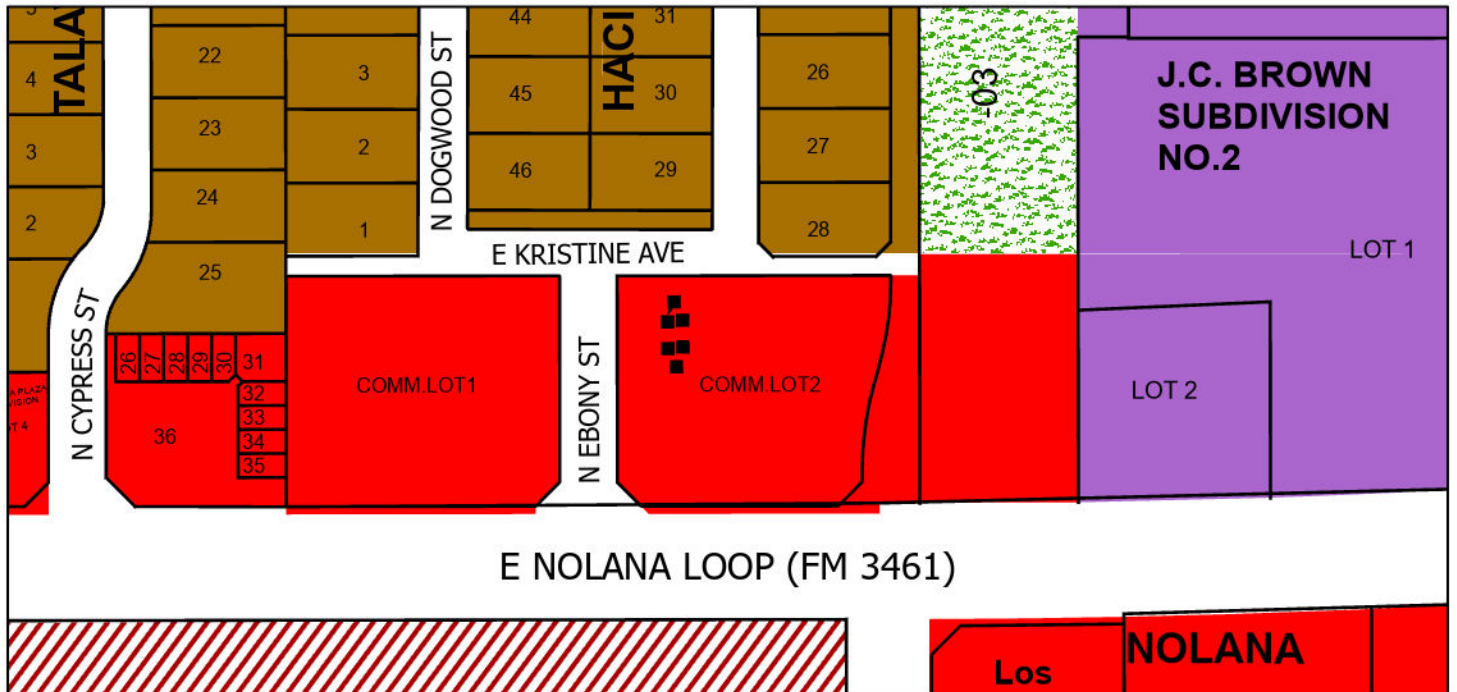
The property is located at 701 East Nolana Loop, Suite #3A. It is zoned General Business District (C) and is in conformance with the Future Land Use Plan. All required inspections have been conducted and have passed.

Recommendations:

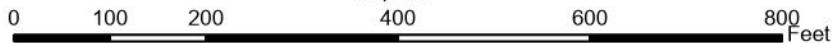
Staff recommends **approval** of the renewal request for the Conditional Use Permit to allow the sale of alcoholic beverage for on-premise consumption subject to the site and applicant being in compliance with all City Ordinances and City Department requirements.



G:\City of Pharr\GIS\Projects\11-Planning\PRO CUP Renewal\CUP_Renewal 701 E NOLANA TAQUERIA TEPEQUE EXPRESS\100_Renewal Base.aprx



- | | | | |
|---------------------------------------|------------------|-------------------------|--------------------------|
| Subject Property | Mobile Home | Business District | Office Professional |
| Agricultural Open Space | Townhouse | Drainage Easement | PSJA ISD |
| Single Family | HUD Code | Heavy Commercial | Hidalgo ISD |
| Single Family Small Lot | Rail Road R.O.W | Heavy Industrial | Valley View ISD |
| Residential Multi-Family | Government Owned | Limited Industrial | Planned Unit Development |
| Residential Multi-Family High Density | General Business | Neighborhood Commercial | |





Pharr
Development Services



Site Photo

701 East Nolana Loop, Suite #3A





AGENDA MEMORANDUM

BOARD: BOARD OF COMMISSIONERS

AGENDA ITEM #: 5.D.5.

DATE SUBMITTED: June 19, 2026

MEETING DATE: July 6, 2026

FROM: Nancy Hernandez, Administrative Assistant

DEPARTMENT: Development Services

DIRECTOR: Roland Gomez

Agenda Item: Jose Alberto Hernandez, d/b/a Doc's Billiards & Sports Bar, is requesting renewal of the Conditional Use Permit and Late Hours Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C). The property is legally described as being the S150' of Lots 17, 18 and 19, Block 1, San Patricia Acres Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 917 West Ferguson Avenue. CUP# 130630 **This item supports EV - Economic Vitality.**

Classification: Consent

(* If closed session, City Attorney must review and approve.)

Issue: Jose Alberto Hernandez, d/b/a Doc's Billiards & Sports Bar, is requesting renewal of the Conditional Use Permit and Late Hours Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C).

Fiscal Consideration: N/A

Staff Recommendation: Development Services recommends approval of the renewal request for the Conditional Use Permit and Late Hours Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C).

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Nancy Hernandez

Joe Garza

Roland Gomez

Melanie Cano

Created/Initiated - 06/19/2026

Approved - 06/19/2026

Approved - 06/22/2026

Final Approval - 06/24/2026



MEMORANDUM

DATE: MONDAY, JULY 6, 2026

TO: MAYOR AND CITY COMMISSION

FROM: ROLAND GOMEZ, DIRECTOR OF DEVELOPMENT SERVICES

THROUGH: JONATHAN FLORES, CITY MANAGER

SUBJECT: CONDITIONAL USE PERMIT AND LATE HOURS **RENEWAL** FOR ABC
– FILE NO. **CUP#130630** (DOC'S BILLIARDS & SPORTS BAR)

GENERAL INFORMATION:

APPLICANT: Jose Alberto Hernandez, d/b/a Doc's Billiards & Sports Bar, is requesting renewal of the Conditional Use Permit and Late Hours Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C).

LEGAL DESCRIPTION: The property is legally described as being the S150' of Lots 17, 18 and 19, Block 1, San Patricia Acres Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property's physical address is 917 West Ferguson Avenue.

ZONING: The property is currently zoned General Business District (C). The surrounding area is zoned General Business District (C) to the north, east and west, and Single-Family Residential District (R-1) to the south. The area is generally designated for commercial use in the Land Use Plan.

COMMENTS: **POLICE CHIEF:** Recommends approval of the Conditional Use Permit.

FIRE DEPARTMENT: Recommends approval of the Conditional Use Permit.

BUILDING: Recommends approval of the Conditional Use Permit.

HEALTH: Recommends approval of the Conditional Use Permit.

DEVELOPMENT SERVICES: Recommends approval of the Conditional Use Permit.

DEVELOPMENT SERVICES RECOMMENDATIONS: Development Services recommends **approval** of the renewal request for the Conditional Use Permit and Late Hours Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C) subject to site and applicant being in compliance with all City Ordinances and City Departments requirements.



Pharr



MAYOR Ambrosio Hernandez, MD

COMMISSIONERS Michael Pacheco | Roberto "Bobby" Carrillo | Ramiro Caballero, MD | Daniel Chavez | Ricardo Medina | Itza Flores

Executive Summary Letter

July 06, 2026

Conditional Use Permit for ABC –

Doc's Billiards & Sports Bar

Background:

Jose Alberto Hernandez, d/b/a Doc's Billiards & Sports Bar, is requesting renewal of the Conditional Use Permit and Late Hours Permit to allow the sale of alcoholic beverages for on-premise consumption. This request constitutes the 12th renewal for Doc's Billiards & Sports Bar.

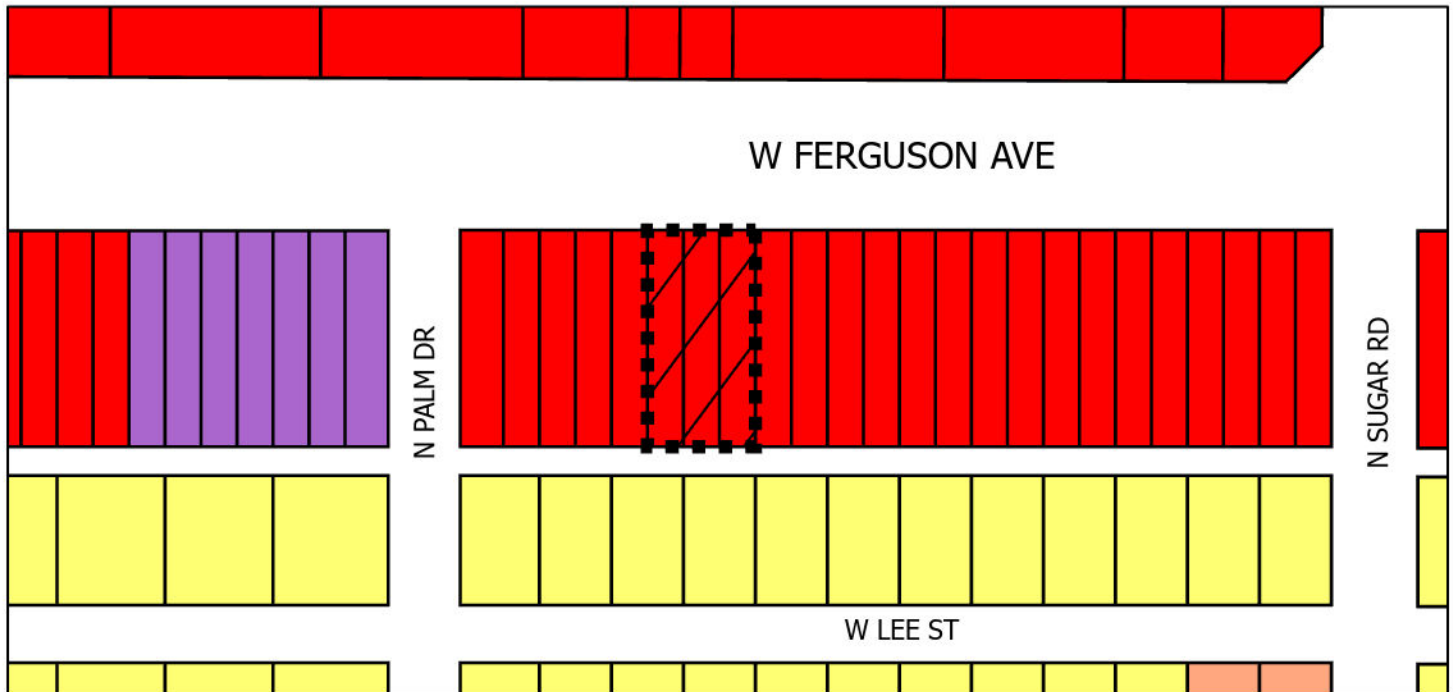
The property is located at 917 West Ferguson Avenue. It is zoned General Business District (C) and is in conformance with the Future Land Use Plan. All required inspections have been conducted and have passed.

Recommendations:

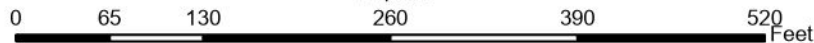
Staff recommends **approval** of the renewal request for the Conditional Use Permit and Late Hours Permit to allow the sale of alcoholic beverage for on-premise consumption subject to site and applicant being in compliance with all City Ordinances and City Department requirements.



G:\City of Pharr\GIS\Projects\11-Planning\PRO CUP Renewal\CUP Renewal 2026-00047 917 W FERGUSON AVE\00_Renewal Base.aprx



- | | | | |
|--------------------------|---------------------------------------|--------------------|--------------------------|
| Subject Property | Residential Multi-Family High Density | General Business | Neighborhood Commercial |
| Pharr City Limit | Mobile Home | Business District | Office Professional |
| Agricultural Open Space | Townhouse | Drainage Easement | PSJA ISD |
| Single Family | HUD Code | Heavy Commercial | Hidalgo ISD |
| Single Family Small Lot | Rail Road R.O.W | Heavy Industrial | Valley View ISD |
| Residential Multi-Family | Government Owned | Limited Industrial | Planned Unit Development |





Pharr
Development Services



Site Photo

917 West Ferguson Avenue





AGENDA MEMORANDUM

BOARD: BOARD OF COMMISSIONERS

AGENDA ITEM #: 5.D.6.

DATE SUBMITTED: June 22, 2026

MEETING DATE: July 6, 2026

FROM: Nancy Hernandez, Administrative Assistant

DEPARTMENT: Development Services

DIRECTOR: Roland Gomez

Agenda Item: Mauricio Jaramillo, d/b/a Regency Fiesta, is requesting renewal of the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C). The property is legally described as being 0.102 acres out of Lot 1, Regency Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 1020 West Ferguson Avenue. CUP# 071271 **This item supports EV - Economic Vitality.**

Classification: Consent

(* If closed session, City Attorney must review and approve.)

Issue: Mauricio Jaramillo, d/b/a Regency Fiesta, is requesting renewal of the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C).

Fiscal Consideration: N/A

Staff Recommendation: Development Services Staff recommends **approval** of the renewal request for the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C).

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Nancy Hernandez

Joe Garza

Roland Gomez

Melanie Cano

Created/Initiated - 06/22/2026

Approved - 06/22/2026

Approved - 06/22/2026

Final Approval - 06/24/2026



MEMORANDUM

DATE: MONDAY, JULY 6, 2026
TO: MAYOR AND CITY COMMISSION
FROM: ROLAND GOMEZ, DIRECTOR OF DEVELOPMENT SERVICES
THROUGH: JONATHAN FLORES, CITY MANAGER

SUBJECT: CONDITIONAL USE PERMIT **RENEWAL** FOR ABC –
FILE NO. **CUP#071271** (REGENCY FIESTA)

GENERAL INFORMATION:

APPLICANT: Mauricio Jaramillo, d/b/a Regency Fiesta, is requesting renewal of the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C).

LEGAL DESCRIPTION: The property is legally described as being 0.102 acres out of Lot 1, Regency Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property's physical address is 1020 West Ferguson Avenue.

ZONING: The property is currently zoned General Business District (C). The adjacent zoning is General Business District (C) to the east, south and west and Residential Multi-Family High Density District (R-MFHD) to the north. The area is generally designated for commercial use in the Land Use Plan.

COMMENTS: **POLICE CHIEF:** Recommends approval of the Conditional Use Permit.

FIRE DEPARTMENT: Recommends approval of the Conditional Use Permit.

CODE COMPLIANCE: Recommends approval of the Conditional Use Permit.

HEALTH: Recommends approval of the Conditional Use Permit.

DEVELOPMENT SERVICES: Recommends approval of the Conditional Use Permit.

DEVELOPMENT SERVICES STAFF RECOMMENDATIONS: Development Services Staff recommends **approval** of the renewal request for the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C) subject to site and applicant being in compliance with all other City Ordinances and City Department requirements.



Pharr



MAYOR Ambrosio Hernandez, MD

COMMISSIONERS Michael Pacheco | Roberto "Bobby" Carrillo | Ramiro Caballero, MD | Daniel Chavez | Ricardo Medina | Itza Flores

Executive Summary Letter

July 6, 2026

Conditional Use Permit **Renewal** for ABC –

Regency Fiesta

Background:

Mauricio Jaramillo, d/b/a Regency Fiesta, is requesting renewal of the Conditional Use Permit to allow the sale of alcoholic beverage for on-premise consumption. This request constitutes the 20th renewal for Regency Fiesta.

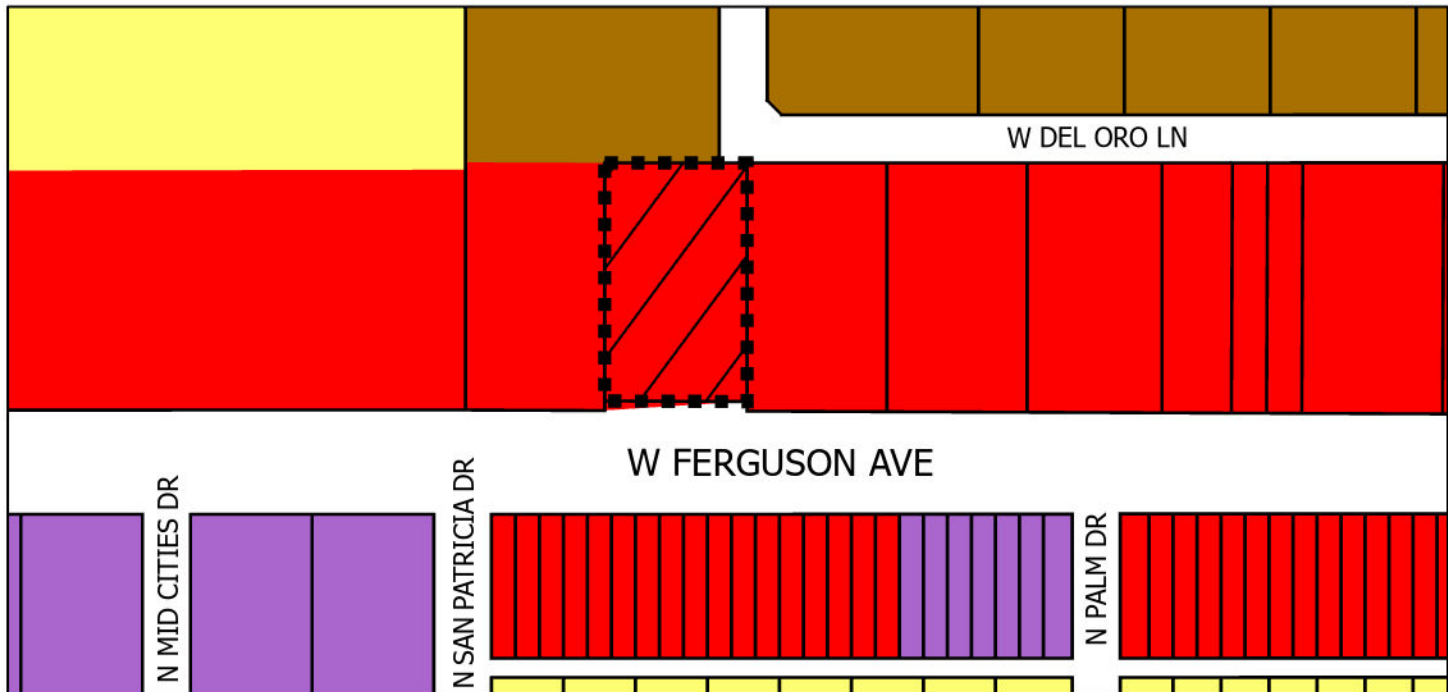
The property is located at 1020 W. Ferguson Avenue. It is zoned General Business District (C) and is in conformance with the Future Land Use Plan. All required inspections have been conducted and have passed.

Recommendations:

Staff recommends **approval** of the request for renewal of the Conditional Use Permit to allow the sale of alcoholic beverage for on-premise consumption subject to the site and applicant being in compliance with all City Ordinances and City Department requirements.



G:\City of Pharr\GIS\Projects\11-Planning\PRO CUP Renewal\CUP_Renewal 2026-00041 1020 W FERGUSON AVE\00_Renewal Base.aprx



- | | | | |
|--------------------------|---------------------------------------|--------------------|--------------------------|
| Subject Property | Residential Multi-Family High Density | General Business | Neighborhood Commercial |
| Pharr City Limit | Mobile Home | Business District | Office Professional |
| Agricultural Open Space | Townhouse | Drainage Easement | PSJA ISD |
| Single Family | HUD Code | Heavy Commercial | Hidalgo ISD |
| Single Family Small Lot | Rail Road R.O.W | Heavy Industrial | Valley View ISD |
| Residential Multi-Family | Government Owned | Limited Industrial | Planned Unit Development |





Pharr
Development Services



Site Photo

1020 West Ferguson Avenue





AGENDA MEMORANDUM

BOARD: BOARD OF COMMISSIONERS

AGENDA ITEM #: 6.A.

DATE SUBMITTED: June 24, 2026

MEETING DATE: July 6, 2026

FROM: LINDA DEL TORO, Secretary

DEPARTMENT: Library

DIRECTOR: Adolfo Garcia

Agenda Item: Consideration and action, if any, on Ordinance amending Ordinance O-2007-40 decreasing Library Board Members from nine (9) to five (5) members and adding an ex officio member. **(1st Reading) This item supports SG - Sound Governance and Fiscal Sustainability.**

Classification: Regular

(* If closed session, City Attorney must review and approve.)

Issue: The Library board currently has nine (9) members and would like to reduce it to five (5) members. To ensure we consistently meet our quorums.

Fiscal Consideration: N/A

Staff Recommendation: Staff recommends reducing library board members

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

LINDA DEL TORO

Created/Initiated - 06/24/2026

Adolfo Garcia

Approved - 06/25/2026

Hilda Pedraza

Approved - 06/25/2026

Ricardo Rodriguez

Approved - 06/25/2026

Jamison Merrick

Approved - 06/26/2026

City Management Office

New -

ORDINANCE NO. O-2026-__

AN ORDINANCE AMENDING ORDINANCE O-2007-40 CHAPTER 74, ARTICLE I, SECTION 74 OF THE CODE OF ORDINANCES OF THE CITY OF PHARR; DECREASING LIBRARY BOARD MEMBERS FROM NINE (9) TO FIVE (5); ADDING EX OFFICIO MEMBER; PROVIDING FOR A QUORUM; SEVERABILITY CLAUSE; CUMULATIVE CLAUSE AND EFFECTIVE DATE

WHEREAS, currently the Pharr Memorial Library consists of nine (9) members, and one (1) ex officio; and

WHEREAS, the number of members shall be decreased from nine (9) to five (5); and

WHEREAS, Ordinance O-2007-40 is hereby amended and reinstated to read as follows:

THEREFORE, BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF PHARR, TEXAS, THAT:

SECTION A. MODIFICATIONS TO ADVISORY BOARD

ARTICLE I: ADVISORY BOARD

SECTION 1. Membership - Composition.

The Pharr Memorial Library Board shall be composed of five (5) regular members and one (1) ex officio member. The ex officio member shall not be entitled to vote on any matters of the board.

The members shall be selected by a majority vote of the City of Pharr Board of Commissioners.

SECTION 2. Terms; Renewal; Organization.

A. Terms. The terms of office of the members of the Library Board shall be as follows:

1. Appointment of terms. The city commission shall appoint five (5) members to serve two (2)-year terms.
2. Vacancies. In the event a vacancy occurs prior to the expiration of a full term, the city commission shall appoint a new member to complete the unexpired term. All members shall serve until their successors have been appointed and qualified, unless they forfeit their office as set out herein.

B. Quorum. Any three (3) members of the Library Board shall constitute a quorum for the transaction of business.

C. Officers. The Library Board members shall elect a Chairman and a Vice-Chairman at the first meeting of the calendar year. The vice-chairman shall preside in the absence of the chairman.

SECTION 3. CUMULATIVE CLAUSE

This Ordinance shall be cumulative of all other ordinances dealing with the subject, and other ordinances in direct conflict with this ordinance are hereby repealed, and this ordinance shall supersede and provisions in conflict herewith; all other provisions of the above-described ordinances shall remain in full force and effect.

SECTION 4. SEVERABILITY CLAUSE

If any section or part of the provisions of this Ordinance is declared unconstitutional or invalid, such declaration shall not affect the validity of the remaining sections, parts, or provisions of this Ordinance.

SECTION 5. EFFECTIVE DATE

This Ordinance shall take effect upon receiving final approval by the governing body following three (3) readings of the Board of Commissioners.

PASSED AND APPROVED ON THE FIRST READING BY THE BOARD OF CITY COMMISSIONERS OF THE CITY OF PHARR, TEXAS, on this the ____ day of _____, 2026.

CITY OF PHARR

AMBROSIO HERNANDEZ
MAYOR

ATTEST:

IMELDA PEREZ, CITY CLERK

PASSED AND APPROVED ON THE SECOND READING BY THE BOARD OF CITY COMMISSIONERS OF THE CITY OF PHARR, TEXAS, on this the ____ day of _____, 2026.

CITY OF PHARR

AMBROSIO HERNANDEZ
MAYOR

ATTEST:

IMELDA PEREZ, CITY CLERK

PASSED AND APPROVED ON THE THIRD AND FINAL READING BY THE BOARD OF CITY COMMISSIONERS OF THE CITY OF PHARR, TEXAS, on this the ____ day of _____, 2026.

CITY OF PHARR

AMBROSIO HERNANDEZ
MAYOR

ATTEST:

IMELDA PEREZ, CITY CLERK



AGENDA MEMORANDUM

BOARD: BOARD OF COMMISSIONERS

AGENDA ITEM #: 6.B.

DATE SUBMITTED: June 25, 2026

MEETING DATE: July 6, 2026

FROM: Adolfo Garcia, Library Director

DEPARTMENT: Library

DIRECTOR: Adolfo Garcia

Agenda Item: Consideration and action, if any, on Ordinance relating to monument, headstone, and marker restoration, repair, maintenance, and replacement in city-owned or city-maintained cemeteries. **(1st Reading). This item supports QL - Quality of Life.**

Classification: Regular

(* If closed session, City Attorney must review and approve.)

Issue: Creating ordinance relating to monuments in the Guadalupe Cemetery.

Fiscal Consideration: The Maintenance Department will fund this ordinance with the General Fund.

Staff Recommendation: Staff recommends approval.

Alternatives: Three readings for the ordinance to get approved.

Exclude Material from Public Packet? No

Reason: No exclusion.

ROUTING:

Adolfo Garcia	Created/Initiated - 06/25/2026
Adolfo Garcia	Approved - 06/25/2026
Hilda Pedraza	Approved - 06/25/2026
Ricardo Rodriguez	Approved - 06/25/2026
Jamison Merrick	Approved - 06/26/2026
City Management Office	New -

ORDINANCE NO. O-2026-_____

AN ORDINANCE OF THE CITY OF PHARR, TEXAS, AMENDING THE CODE OF ORDINANCES BY ADDING A NEW SECTION RELATING TO MONUMENT, HEADSTONE, AND MARKER RESTORATION, REPAIR, MAINTENANCE, AND REPLACEMENT IN CITY OWNED OR CITY MAINTAINED CEMETERIES; PROVIDING FINDINGS; PROVIDING AUTHORITY FOR CITY ACCESS AND MAINTENANCE; PROVIDING NOTICE PROCEDURES; PROVIDING PROCEDURES FOR UNKNOWN OR UNLOCATED PLOT OWNERS, HEIRS, OR NEXT OF KIN; PRESERVING PLOT OWNER AND FAMILY RIGHTS; PROVIDING HISTORIC PRESERVATION SAFEGUARDS; PROVIDING THAT NO HUMAN REMAINS MAY BE DISTURBED OR REMOVED EXCEPT AS AUTHORIZED BY STATE LAW; PROVIDING A REPEALER CLAUSE; PROVIDING A CUMULATIVE CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Pharr, Texas, is a Home Rule Municipality acting under its Charter adopted by the electorate pursuant to Article XI, Section 5 of the Texas Constitution, Section 51.072 of the Texas Local Government Code, and Chapter 9 of the Texas Local Government Code; and

WHEREAS, the City of Pharr owns, operates, maintains, or has responsibility for certain cemetery property within the City; and

WHEREAS, the City Commission finds that cemeteries are places of public importance, family remembrance, historical value, and community heritage; and

WHEREAS, the City Commission desires to preserve the historical integrity, dignity, appearance, accessibility, and safety of City--owned or ~~City-maintained~~City-maintained cemeteries; and

WHEREAS, Texas Health and Safety Code Chapter 711 defines a "memorial" to include a headstone, tombstone, gravestone, monument, or other marker denoting a grave; and

WHEREAS, Texas Health and Safety Code Chapter 711 recognizes rights of plot owners and persons with rights of interment, and the City Commission intends that this ordinance be administered in a manner that respects those rights; and

WHEREAS, Texas Health and Safety Code Chapter 713 authorizes municipalities to regulate, enclose, improve, and maintain municipal cemeteries; and

WHEREAS, Texas Health and Safety Code Section 713.011 provides that a municipality that operates or has jurisdiction over a public cemetery shall maintain the cemetery in a condition that does not endanger public health, safety, comfort, or welfare, including leveling or straightening markers or memorials; and

WHEREAS, deteriorated, unstable, leaning, broken, sunken, displaced, illegible, or unsafe monuments, headstones, and markers may create safety hazards, interfere with cemetery maintenance, reduce accessibility, or impair the historical and respectful appearance of cemetery grounds; and

WHEREAS, the City Commission finds that the restoration, repair, resetting, stabilization, preservation, and, when necessary, replacement of monuments, headstones, and markers is a public purpose related to cemetery maintenance, safety, historical preservation, and respect for the deceased and their families; and

WHEREAS, the City Commission intends ~~that~~ that existing monuments and markers be preserved whenever reasonably feasible before replacement is considered; and

WHEREAS, the City Commission further intends that no action under this ordinance shall authorize the disturbance, disinterment, relocation, or removal of human remains except in strict compliance with applicable state law, including Texas Health and Safety Code Chapter 711; and

WHEREAS, the City Commission finds that reasonable due diligence, documentation, owner and family notification, and public notice should be required before a monument, headstone, or marker is permanently removed or replaced, except where immediate action is necessary to protect public health or safety.;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF PHARR, TEXAS, THAT:

SECTION 1. FINDINGS.

The findings and recitals set forth above are hereby found to be true and correct and are incorporated into this Ordinance as if fully set forth herein.

SECTION 2. CODE AMENDMENT.

The Code of Ordinances of the City of Pharr, Texas, is hereby amended by adding a new section to read as follows:

SECTION 3. MONUMENT RESTORATION, REPAIR, MAINTENANCE, AND REPLACEMENT IN CITY CEMETERIES

Sec. ____ .001. Purpose.

The purpose of this section is to preserve the historical integrity, appearance, safety, dignity, and accessibility of City-~~y~~ owned, City-~~o~~perated, or City-~~m~~aintained cemeteries while respecting the rights of plot owners, heirs, next of kin, descendants, and families of persons interred within such cemeteries.

This section shall be administered to favor the preservation of existing monuments, headstones, and markers, ~~-~~whenever feasible, ~~-~~through documentation, cleaning, repair, restoration, resetting, or stabilization before replacement is considered.

Sec. ____ .002. Definitions.

For purposes of this section:

City Cemetery means any cemetery, burial ground, or cemetery property owned, operated, maintained, or controlled by the City of Pharr.

Director means the City Manager, or the City Manager's designee, including any department director, cemetery administrator, or other City official assigned responsibility for cemetery maintenance.

Monument or Marker means any memorial, headstone, tombstone, gravestone, monument, tablet, plaque, or other marker denoting or identifying a grave, plot, or person interred in a City Cemetery.

Permanent Removal means removal of a Monument or Marker from its grave, plot, or cemetery location without intent to return it to the same general location after repair, restoration, or stabilization.

Replacement means installation of a new Monument or Marker when the existing Monument or Marker is missing, destroyed, illegible beyond practical restoration, unsafe beyond practical repair, or otherwise cannot reasonably be preserved.

Temporary Safety Action means immediate stabilization, laying down, bracing, removal, relocation, or storage of a Monument or Marker when necessary to protect cemetery visitors, employees, contractors, volunteers, or the public.

Unknown or Unlocated Owner means a plot owner, heir, next of kin, descendant, or other person with a known interest in a grave or plot who cannot be identified or contacted after reasonable due diligence.

Sec. ____ .003. City Access and Authority.

The City of Pharr is authorized to enter upon any portion of a City Cemetery, including individual plots and gravesites, for the limited purposes of inspection, documentation, maintenance, cleaning, restoration, repair, resetting, stabilization, preservation, safety work, accessibility improvements, cemetery improvement projects, and replacement of Monuments or Markers in accordance with this section.

This authority does not transfer ownership of any plot, grave, burial right, right of sepulture, or family interest. This authority also does not authorize disturbance, disinterment, relocation, or removal of human remains.

Sec. ____ .004. Priority for Preservation.

- A. The City of Pharr shall make reasonable efforts to preserve existing Monuments and Markers whenever feasible.
- B. Preservation methods may include:
 - 1. Cleaning using appropriate conservation methods;
 - 2. Resetting or leveling;
 - 3. Repairing broken or separated pieces;
 - 4. Stabilizing leaning or unsafe Monuments or Markers;
 - 5. Restoring inscriptions when feasible and historically appropriate;

6. Improving the base or foundation of a Monument or Marker; and

7. Documenting and preserving original materials.

C. Replacement shall be considered only when the Director determines that preservation, repair, restoration, or stabilization is not reasonably feasible, is unsafe, or would not preserve the identification of the decedent.

Sec. _____.005. Unsafe Monuments or Markers.

A. If a Monument or Marker is determined to pose a safety hazard, the City may take Temporary Safety Action without prior notice.

B. Temporary Safety Action may include stabilizing, bracing, laying down, removing, relocating, or storing the Monument or Marker to protect visitors, employees, contractors, volunteers, or the public.

C. Before or as soon as practical after taking Temporary Safety Action, the City shall document the condition of the Monument or Marker through photographs, written notes, location information, and any visible inscription.

D. Temporary Safety Action shall not be considered Permanent Removal or Replacement.

E. After Temporary Safety Action is taken, the City shall determine whether the Monument or Marker can be repaired, reset, restored, or returned to its original or appropriate location.

Sec. _____.006. Documentation Required.

Before Permanent Removal or Replacement of any Monument or Marker, the City shall create a record that includes, when reasonably available:

1. The cemetery name;

2. The plot, block, lot, row, section, or GPS location;

3. The name of the decedent, if known;

4. Photographs of the Monument or Marker before work begins;

5. Photographs of inscriptions, symbols, dates, military service information, or other identifying features;

6. A description of the condition of the Monument or Marker;

7. The reason repair, restoration, resetting, or stabilization is not feasible or is not recommended;

8. A summary of efforts made to identify and contact the plot owner, heirs, next of kin, descendants, or other interested persons;
9. Public notice records, if applicable;
10. The final action taken; and
11. Photographs after completion of the work.

Sec. ____ .007. Owner and Family Notification.

- A. Before Permanent Removal or Replacement of a Monument or Marker, the City shall make reasonable efforts to identify and contact the plot owner, heirs, next of kin, descendants, or other persons reasonably believed to have an interest in the grave or plot.
- B. Reasonable efforts may include review of:
 1. City cemetery records;
 2. Deeds, certificates, receipts, or other burial right records;
 3. County Clerk property or cemetery records;
 4. Funeral home or burial records, when available;
 5. Obituaries;
 6. Public genealogy or family history sources;
 7. Public records;
 8. Prior City correspondence;
 9. Contact information provided by family members; and
 10. Any other reasonably available source.
- C. If a mailing address, email address, or telephone number is identified, the City shall provide notice by one or more reasonable methods, including mail, email, telephone, text message, or personal contact.
- D. The notice shall include:
 1. The name of the cemetery;
 2. The name of the decedent, if known;
 3. The location of the grave or plot, if known;
 4. A general description of the Monument or Marker;
 5. The proposed action;

6. The reason for the proposed action;
7. Instructions for submitting comments, documentation, ownership information, or objections;
8. The deadline to respond, which shall be not less than thirty (30) days from the date notice is mailed, sent, or posted; and
9. Contact information for the City department handling the matter.

Sec. _____.008. Public Notice When Owner or Family Cannot Be Located.

- A. If the City cannot identify or contact a plot owner, heir, next of kin, descendant, or other interested person after reasonable due diligence, the City shall provide public notice for not less than thirty (30) days before Permanent Removal or Replacement.
- B. Public notice may include:
 1. Posting on the City's website;
 2. Posting at City Hall;
 3. Posting at the cemetery entrance or other visible cemetery location;
 4. Posting near the affected Monument or Marker, when practical;
 5. Social media notice through official City channels;
 6. Newspaper publication, when determined appropriate by the Director or City Attorney; and
 7. Any other method reasonably calculated to provide notice to interested persons.
- C. Public notice shall include the information required under **Sec. _____.007(D)**, to the extent known.

Sec. _____.009. Objections and Review.

- A. Any plot owner, heir, next of kin, descendant, or interested person may submit written comments, documents, or objections before the deadline stated in the notice.
- B. If an objection is received, the Director shall review the objection and may:
 1. Approve the proposed action;
 2. Modify the proposed action;
 3. Delay the proposed action to allow additional review;
 4. Require additional documentation;

5. Allow the family or interested person to repair or replace the Monument or Marker at private expense in accordance with City standards; or
 6. Refer the matter to the City Commission.
- C. Except for Temporary Safety Action, Permanent Removal or Replacement shall be delayed while a timely objection is under review.
- D. The City Commission may make the final determination when staff determines that the matter involves historical significance, family dispute, substantial public concern, or uncertainty regarding ownership, identification, or appropriate treatment.

Sec. _____.010. Unknown or Unlocated Owner Determination.

- A. After reasonable due diligence and completion of the public notice process, the Director may recommend that the City Commission determine that the plot owner, heirs, next of kin, descendants, or other interested persons are unknown or unlocated for the limited purpose of authorizing Monument or Marker restoration, repair, replacement, or cemetery improvement work.
- B. A determination under this section:
1. Does not declare the plot abandoned for purposes of sale or reuse;
 2. Does not transfer ownership of any plot or burial right;
 3. Does not affect any right of sepulture or interment;
 4. Does not authorize removal or disturbance of human remains;
 5. Does not prevent a family member or interested person from later providing documentation or requesting review; and
 6. Applies only to the Monument or Marker work identified in the City's documentation.
- C. If a person later provides credible documentation showing ownership, family relationship, or other legitimate interest, the City shall maintain such documentation in the cemetery records and may review any future work in light of the information provided.

Sec. _____.011. Abandoned Unused Plots.

Nothing in this section shall be interpreted to replace, expand, or modify the statutory process for presumed abandoned plots under Texas Health and Safety Code Section 713.012 or any successor statute.

A City Commission declaration that a plot is presumed abandoned for purposes of sale, reuse, conveyance, or exclusive right of sepulture shall be made only when authorized by state law and only after all required notice, hearing, findings, and appeal procedures have been satisfied.

Sec. ____ .012. Replacement Standards.

- A. When Replacement is necessary, the City may install a uniform marker, flat marker, upright marker, or other Monument or Marker consistent with cemetery standards, available funding, historic preservation goals, and site conditions.
- B. A replacement Monument or Marker shall preserve, to the extent known and feasible:
 - 1. The decedent's name;
 - 2. Date of birth and date of death;
 - 3. Military service or veteran status;
 - 4. Religious, cultural, or fraternal symbols shown on the original marker;
 - 5. Spouse or family identification shown on the original marker; and
 - 6. Any inscription or historical information that can be reasonably documented.
- C. Replacement shall be respectful, durable, and compatible with the character of the cemetery.
- D. When the original Monument or Marker is partially legible, the City shall not add uncertain information unless the information is verified by cemetery records, official records, family documentation, or other reliable sources.

Sec. ____ .013. Historic Preservation.

- A. Monuments or Markers determined to have historical, architectural, cultural, military, artistic, or community significance shall be preserved whenever practical.
- B. Before altering, permanently removing, relocating, replacing, or materially changing a historically significant Monument or Marker, the City shall consider:
 - 1. The age of the Monument or Marker;
 - 2. The age of the cemetery;
 - 3. Whether the cemetery or grave is associated with significant persons, events, veterans, early settlers, community leaders, or historically underserved communities;
 - 4. Whether the Monument or Marker has unique craftsmanship, materials, symbols, or inscriptions;
 - 5. Whether preservation in place is feasible; and
 - 6. Whether consultation with the Texas Historical Commission, County Historical Commission, or qualified preservation professional is appropriate or required.
- C. For publicly owned cemeteries that are fifty (50) years old or older, the City shall provide notice to or consult with the Texas Historical Commission when required by the Antiquities

Code of Texas or other applicable law before work that exceeds ongoing maintenance or daily cemetery activities.

- D. Original Monuments or Markers removed for safety, restoration, or replacement may be retained, relocated within the cemetery, displayed, archived, or stored by the City when preservation in place is not feasible.

Sec. ____ .014. No Disturbance or Removal of Human Remains.

- A. No action under this section shall authorize the disturbance, disinterment, relocation, or removal of human remains.
- B. Any removal, relocation, or disturbance of human remains shall comply with Texas Health and Safety Code Chapter 711, Texas Department of State Health Services requirements, applicable court orders, and any other applicable state or federal law.
- C. If human remains, suspected human remains, burial containers, grave shafts, or previously unknown burial features are discovered during work, the City shall stop work in the affected area and follow applicable legal reporting, preservation, and review procedures.

Sec. ____ .015. Family or Private Maintenance.

- A. A plot owner, heir, next of kin, descendant, or other person with a lawful interest in a grave or burial lot may beautify or maintain a grave or burial lot at private expense, subject to reasonable City rules and cemetery standards.
- B. Private repair, restoration, replacement, or installation of a Monument or Marker shall require prior City approval to ensure compliance with cemetery standards, safety requirements, historic preservation requirements, and applicable law.
- C. The City may deny or condition private work that may damage a Monument or Marker, interfere with cemetery maintenance, create a safety hazard, disturb remains, or conflict with cemetery standards.

Sec. ____ .016. Records.

The City shall maintain records of Monument and Marker restoration, repair, replacement, removal, storage, relocation, and notice actions as part of the City's cemetery records.

Such records may include photographs, notices, family contacts, ownership information, work orders, contractor reports, Commission action, and final disposition of original or replacement Monuments or Markers.

Sec. ____ .017. Emergency Conditions.

When the Director determines that immediate action is necessary due to storm damage, vandalism, collapse, vehicle impact, public safety hazard, or other emergency condition, the City may take Temporary Safety Action without prior notice.

The City shall document the emergency condition and provide notice after the fact when a plot owner, heir, next of kin, descendant, or interested person can be reasonably identified.

Sec. ____018. No Private Cause of Action; Governmental Immunity.

This section is adopted to establish City policy and procedures for cemetery maintenance and preservation. Nothing in this section creates a private cause of action, waives governmental immunity, or creates liability against the City, its officers, employees, agents, contractors, or volunteers.

SECTION 53. REPEALER.

All ordinances, resolutions, policies, or parts thereof in conflict with this Ordinance are hereby repealed to the extent of such conflict only.

SECTION 64. CUMULATIVE CLAUSE.

This Ordinance shall be cumulative of all provisions of the Code of Ordinances of the City of Pharr, Texas, except where the provisions of this Ordinance are in direct conflict with existing provisions, in which event the provisions of this Ordinance shall control to the extent of the conflict.

SECTION 75. SEVERABILITY.

If any section, subsection, sentence, clause, phrase, or provision of this Ordinance is for any reason held to be invalid, illegal, or unconstitutional by a court of competent jurisdiction, such invalidity shall not affect the remaining provisions of this Ordinance, and the City Commission hereby declares that it would have adopted the remaining provisions regardless of the invalid provision.

SECTION 86. SAVINGS CLAUSE.

All rights, remedies, duties, obligations, proceedings, and actions existing prior to the effective date of this Ordinance shall remain in full force and effect, and this Ordinance shall not affect any pending action or proceeding unless expressly provided herein.

SECTION 97. CODIFICATION.

The City Secretary is hereby authorized to codify this Ordinance in the Code of Ordinances of the City of Pharr, Texas, and to make non-substantive formatting, numbering, and style changes necessary for codification.

SECTION 108. BE IT FURTHER ORDAINED, if any part of ~~parts of~~ this Ordinance ~~are~~ found to be invalid or unconstitutional by a court having competent jurisdiction, then such invalidity or unconstitutionality shall not affect the remaining parts hereof, and such remaining parts shall remain in full force and effect, and to that extent this Ordinance is considered severable.

SECTION 119. PUBLICATION AND EFFECTIVE DATE. The ordinance shall take effect and be in force from and after its passage and approval on ~~Three~~three (3) separate readings in accordance with Section 8, Article 3 of the Charter of the City of Pharr, Texas. Publication shall also be in caption form as allowed under Section 9 of the City of Pharr Charter.

PASSED AND APPROVED ON THE FIRST READING BY THE BOARD OF CITY COMMISSIONERS OF THE CITY OF PHARR, TEXAS, on this the _____ day of _____, 2026.

CITY OF PHARR

AMBROSIO HERNANDEZ

MAYOR

ATTEST:

IMDELDA PEREZ, CITY CLERK

PASSED AND APPROVED ON THE SECOND READING BY THE BOARD OF CITY COMMISSIONERS OF THE CITY OF PHARR, TEXAS, on this the _____ day of _____, 2026.

CITY OF PHARR

AMBROSIO HERNANDEZ

MAYOR

ATTEST:

IMELDA PEREZ, CITY CLERK

PASSED AND APPROVED ON THE THIRD AND FINAL READING BY THE BOARD OF CITY COMMISSIONERS OF THE CITY OF PHARR, TEXAS, on this the _____ day of _____, 2026.

CITY OF PHARR

AMBROSIO HERNANDEZ

MAYOR

ATTEST:

IMELDA PEREZ, CITY CLERK



AGENDA MEMORANDUM

BOARD: BOARD OF COMMISSIONERS

AGENDA ITEM #: 6.C.

DATE SUBMITTED: June 22, 2026

MEETING DATE: July 6, 2026

FROM: Alessandra Garcia, Assistant City Clerk

DEPARTMENT: Engineering

DIRECTOR: Patrizia Longoria

Agenda Item: Consideration and action, if any, on Resolution determining a public necessity to acquire certain real property, giving notice of an official determination to acquire real property for public purposes, establishing procedures for the acquisition of market value for the property to be acquired, and directing the City Manager or designee to communicate offers to owners for purchase of property, appropriate funds, and authorize condemnation proceeding by City Attorney, contingent on available funding. **This item supports IF - Infrastructure.**

Classification: Regular

(* If closed session, City Attorney must review and approve.)

Issue: The City of Pharr has determined that certain real property is necessary for the furtherance of public improvements and associated projects to enhance the quality of life for residents and inhabitants.

Fiscal Consideration: \$

Staff Recommendation: Staff recommends approval.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Alessandra Garcia

Created/Initiated - 06/22/2026

Patrizia Longoria

Approved - 06/25/2026

Roland Gomez

Approved - 06/25/2026

Ricardo Rodriguez

Approved - 06/25/2026

Jamison Merrick

Approved - 06/26/2026

City Management Office

New -

RESOLUTION NO. R-2026-_____

A RESOLUTION OF THE CITY OF PHARR, TEXAS, DETERMINING A PUBLIC NECESSITY TO ACQUIRE CERTAIN REAL PROPERTY; GIVING NOTICE OF AN OFFICIAL DETERMINATION TO ACQUIRE REAL PROPERTY FOR A PUBLIC PURPOSE; ESTABLISHING PROCEDURES FOR THE ACQUISITION OF PROPERTY; DETERMINING THE ESTATE TO BE ACQUIRED; ESTABLISHING FAIR MARKET VALUE FOR THE PROPERTY TO BE ACQUIRED, AND DIRECTING THE CITY MANAGER OR DESIGNEE TO COMMUNICATE OFFERS TO OWNERS FOR PURCHASE OF PROPERTY, APPROPRIATING FUNDS, AND AUTHORIZING CONDEMNATION PROCEEDINGS BY CITY ATTORNEY; RATIFICATION OF PRIOR ACTS

WHEREAS, the City of Pharr, proposes to make certain improvements to roadways and/or city parks and adjacent land including but not limited to rights of way, easements and property in and about the City of Pharr in Hidalgo County, Texas;

WHEREAS, the City of Pharr, Texas has determined that certain property is necessary for the furtherance of these improvements and associated projects that are proposed to be made by the City of Pharr, Texas and that such improvements will be beneficial public improvements to the residents and inhabitants of the City Pharr, Texas of Pharr, Texas; and

WHEREAS, the City of Pharr has determined it is necessary to establish procedures for determining the establishment and approval of just compensation for the parcel to be acquired:

*NOW, THEREFORE, BE IT RESOLVED BY THE
BOARD OF CITY COMMISSIONERS OF THE CITY OF PHARR, TEXAS:*

SECTION 1: That the City of Pharr, Texas hereby officially determines that there is a public necessity for acquiring the following real property for the expansion and construction of roadway and/or city park improvements and adjacent land including but not limited to rights of way, easements and property, and that the needs of its residents and inhabitants will be served by acquiring the following real property:

DESCRIPTIONS:

- PARCEL V:** A 0.1517-ACRE PARCEL OF LAND OUT OF LOT 218, KELLY-PHARR SUBDIVISION, 11.00 AC NET, PHARR, HIDALGO COUNTY, TEXAS TRACT (EXHIBIT A)
- PARCEL VI:** A 0.1517-ACRE PARCEL OF LAND OUT OF LOT 218, KELLY-PHARR SUBDIVISION, 11.00 AC NET, PHARR, HIDALGO COUNTY, TEXAS TRACT (EXHIBIT B)
- PARCEL VII:** A 0.1066-ACRE PARCEL OF LAND OUT OF LOT 218, KELLY-PHARR SUBDIVISION, 7.73 AC NET, PHARR, HIDALGO COUNTY, TEXAS TRACT (EXHIBIT C)
- PARCEL VIII:** A 0.0450-ACRE PARCEL OF LAND OUT OF LOT 218, KELLY-PHARR SUBDIVISION, 2.97 AC NET, PHARR, HIDALGO COUNTY, TEXAS TRACT (EXHIBIT D)
- PARCEL IX:** A 0.0391-ACRE PARCEL OF LAND OUT OF LOT 220, KELLY-PHARR SUBDIVISION, 3.26 AC NET, PHARR, HIDALGO COUNTY, TEXAS TRACT (EXHIBIT E)
- PARCEL XI:** A 0.1057-ACRE PARCEL OF LAND OUT OF LOT 220, KELLY-PHARR SUBDIVISION, 2.47 AC NET, PHARR, HIDALGO COUNTY, TEXAS TRACT (EXHIBIT F)
- PARCEL XII:** A 0.0358-ACRE PARCEL OF LAND OUT OF LOT 220, KELLY-PHARR SUBDIVISION, 1.76 AC NET, PHARR, HIDALGO COUNTY, TEXAS TRACT (EXHIBIT G)
- PARCEL XIII:** A 0.2398-ACRE PARCEL OF LAND OUT OF LOT 220, KELLY-PHARR SUBDIVISION, 5.56 AC

**REMAINDER OF A CALLED 7.00 AC, PHARR,
HIDALGO COUNTY, TEXAS TRACT (EXHIBIT H)**

**PARCEL XIV: A 0.0172-ACRE PARCEL OF LAND OUT OF LOT 8,
VACATING & RESUBDIVISION PLAT OF
SOUTHGATE SUBDIVISION, PHARR, HIDALGO
COUNTY, TEXAS TRACT (EXHIBIT I)**

**PARCEL XV: A 0.0184-ACRE PARCEL OF LAND OUT OF LOT 1,
CIRCLE K PHARR SUBDIVISION PHASE 1 LOT 1,
1.63 AC NET, PHARR, HIDALGO COUNTY, TEXAS
TRACT (EXHIBIT J)**

**PARCEL XVI: A 0.018-ACRE PARCEL OF LAND OUT OF LOT 1,
PLEASANTON SUBDIVISION, 1.91 AC NET,
PHARR, HIDALGO COUNTY, TEXAS TRACT
(EXHIBIT K)**

**PARCEL XVII: A 0.309-ACRE PARCEL OF LAND OUT OF LOT 221,
KELLY-PHARR SUBDIVISION, 10.00 AC NET,
PHARR, HIDALGO COUNTY, TEXAS TRACT
(EXHIBIT L)**

**PARCEL XXI: A 0.018-ACRE PARCEL OF LAND OUT OF LOT 222,
KELLY-PHARR SUBDIVISION, 0.51 AC NET,
PHARR, HIDALGO COUNTY, TEXAS TRACT
(EXHIBIT M)**

**PARCEL XXII: A 0.015-ACRE PARCEL OF LAND OUT OF LOT 222,
KELLY-PHARR SUBDIVISION, 0.32 AC NET,
PHARR, HIDALGO COUNTY, TEXAS TRACT
(EXHIBIT N)**

**PARCEL XXIII: A 0.076-ACRE PARCEL OF LAND OUT OF LOT 220,
KELLY-PHARR SUBDIVISION, 0.76 AC NET,
PHARR, HIDALGO COUNTY, TEXAS TRACT
(EXHIBIT O)**

**PARCEL XXV: A 0.122-ACRE PARCEL OF LAND OUT OF LOT 210,
KELLY-PHARR SUBDIVISION, 8.19 AC NET,**

**PHARR, HIDALGO COUNTY, TEXAS TRACT
(EXHIBIT P)**

**PARCEL XXVI: A 0.096-ACRE PARCEL OF LAND OUT OF LOT 223,
KELLY-PHARR SUBDIVISION, 6.33 AC NET,
PHARR, HIDALGO COUNTY, TEXAS TRACT
(EXHIBIT Q)**

**PARCEL XXVII: A 0.014-ACRE PARCEL OF LAND OUT OF LOT 223,
KELLY-PHARR SUBDIVISION, 7.80 AC NET,
PHARR, HIDALGO COUNTY, TEXAS TRACT
(EXHIBIT R)**

**PARCEL XXVIII: A 0.188-ACRE PARCEL OF LAND OUT OF LOT 223,
KELLY-PHARR SUBDIVISION, 5.34 AC NET,
PHARR, HIDALGO COUNTY, TEXAS TRACT
(EXHIBIT S)**

**PARCEL XXXI: A 0.040-ACRE PARCEL OF LAND OUT OF LOT 223,
KELLY-PHARR SUBDIVISION, 2.63 AC NET,
PHARR, HIDALGO COUNTY, TEXAS TRACT
(EXHIBIT T)**

**PARCEL XXX: A 0.061-ACRE PARCEL OF LAND OUT OF LOT 223,
KELLY-PHARR SUBDIVISION, 3.77 AC NET,
PHARR, HIDALGO COUNTY, TEXAS TRACT
(EXHIBIT U)**

SECTION 2: That the City of Pharr, Texas hereby officially determines based on any opinions and recommendations of professional real estate appraisers, or that may be pending appraisal, that the fair market value of all estates and interest in the specifically described property are fair.

SECTION 3: That the City Manager, or its designee, be hereby authorized and directed to communicate a written offer to all record owners of the property for voluntary purchase of said property in an amount not to exceed the amount determined and established to be just compensation; therefore, and to further negotiate with said owner(s) on behalf of the City of Pharr for the voluntary purchase of the property for an amount not in excess of the amount determined and established to be just

compensation.

SECTION 4: That the Mayor, and in his absence, the City Manager or its designee, is and shall hereby be authorized to execute all documents necessary to acquire the property on behalf of the City of Pharr, Texas.

SECTION 5: That should the City of Pharr, Texas and the owner(s) of the property herein described and determined to be acquired are unable to agree upon the value of the land, or should negotiations become futile, that the City Attorney hereby be authorized to initiate condemnation proceedings on behalf of the City of Pharr, Texas and do all legal things necessary, in accordance with state law, to acquire the property.

SECTION 6: That all lawful acts which have heretofore been performed by agents and representatives of the City of Pharr, such as, but not limited to, offers of purchase, negotiations with owners, and notices given to owners, shall hereby be ratified.

PASSED AND ADOPTED this the _____ day of _____, 20_____.

CITY OF PHARR

AMBROSIO HERNANDEZ, MAYOR

ATTEST

IMELDA PEREZ, CITY CLERK

EXHIBIT: A

COUNTY: Hidalgo

LIMITS: Moore Road (Jackson Rd. to Veterans Blvd.)

PROPERTY DESCRIPTION FOR PARCEL 5

Being a 0.1517 of one acre (6,608 square feet) parcel of land situated in Hidalgo County, Texas and being out of Lot 218 Kelly-Pharr Subdivision, as recorded in Volume O, Page 27 (Document Number 1909-3) of the Deed Records, Hidalgo County, Texas, being out of a called 11.0 acre tract of land conveyed to Dr. Daniel F. Villarreal and wife, Edna C. Villarreal by a Warranty Deed with Vendor's Lien dated December 1, 1988 and recorded on December 14, 1988 as described in Volume 2689, Page 26 of the Official Records, Hidalgo County, Texas, said 0.1517 of one acre (6,608 square feet) parcel being more particularly described by metes and bounds as follows:

Commencing at a point, being the Northwest corner of said Lot 218, and being the intersection of the centerlines of Moore Road (60.0' right-of-way) and Encanto Street (80.0' right-of-way);

Thence, South 81°28'26" East a distance of 329.99 feet along the North line of said Lot 218, being within the existing right-of-way of said Moore Road, to a point;

Thence, South 08°31'34" West a distance of 20.00 feet over and across said Lot 218 to a found 1/2-inch iron rod (N=16,589,050.47, E=1,083,131.73), being 23.97 feet right from centerline station 145+08.04, being on the existing South right-of-way line of said Moore Road, and being the **POINT OF BEGINNING** and the Northwest corner of this herein described parcel;

1. **Thence**, South 81°28'26" East a distance of 329.99 feet along the existing South right-of-way line of said Moore Road to a found 1/2-inch iron rod, being on the common line of said called 11.0 acre tract of land and a called 11.00 acre tract of land conveyed to Ramiro Caballero and/or Marilanda P. Caballero, as Trustees of the Caballero Family Trust by a Special Warranty Deed with Reservation of Life Estate dated October 13, 2008 and recorded on October 15, 2008 as described in Document Number 1937065 of the Official Records, Hidalgo County, Texas, for the Northeast corner of this herein described parcel;
2. **Thence**, South 08°31'34" West a distance of 20.00 feet along the common line of said called 11.0 acre tract of land and said called 11.00 acre tract of land to a set 1/2-inch iron rod with plastic cap stamped "KLSC 6333 Prop Cor", for the Southeast corner of this herein described parcel;
3. **Thence**, North 81°28'26" West a distance of 329.99 feet over and across said called 11.0 acre tract of land to a set 1/2-inch iron rod with plastic cap stamped "KLSC 6333 Prop Cor", being on the common line of said called 11.0 acre tract of land and a called 5.576 acre tract of land conveyed to City of Pharr by a General Warranty Deed dated January 18, 2022 and recorded on January 24, 2022 as described in Document Number 3302800 of the Official Records, Hidalgo County, Texas, for the Southwest corner of this herein described parcel;

May 09, 2025

Parcel 5

Page 2 of 4

4. **Thence**, North 08°31'34" East a distance of 20.00 feet along the common line of said called 11.0 acre tract of land and said called 5.576 acre tract of land to the **POINT OF BEGINNING**, being a 0.1517 of one acre (6,608 square feet) parcel.

All bearings and coordinates are based on the Texas Coordinate System, South Zone, North American Datum of 1983 (2011 Adjustment, Epoch, 2010.00). All distances and coordinates shown are surface values and may be converted to grid by dividing by the TxDOT Surface Adjustment Factor of 1.00004.

Units of Measure: U.S. Survey Feet

A parcel plat of even date was prepared in conjunction with this property description.

I, hereby certify that this survey was performed on the ground under my supervision and that this property description and accompanying parcel plat represent the facts as found at the time of survey. Survey date: April, 2025.

05/09/2025

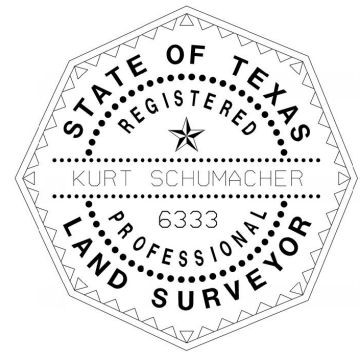
Kurt L. Schumacher
Registered Professional Land Surveyor
Texas Registration No. 6333
Kane Lindsey, LLC
2805 Fountain Plaza Blvd., Suite B
Edinburg, TX 78539
(956) 917-4809
TBPELS Firm No. 10194676



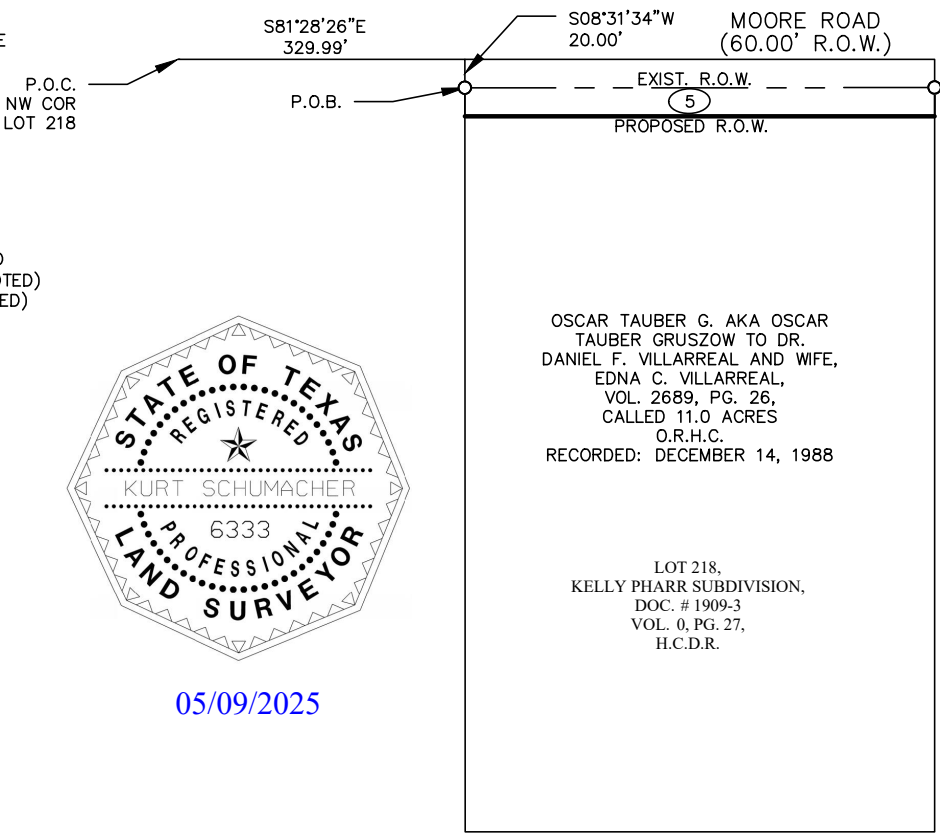
LEGEND

---	EXISTING R.O.W. LINE
---	PROPOSED R.O.W. LINE
---	PROPERTY LINE
---	LOT LINE
---	SURVEY LINE
---	PROP. BASELINE
---	COMMON PROPERTY LINE
---	DITCH LINE
---	EOP LINE
---oe---	OVERHEAD LINE
---x---	FENCE LINE
---w---	WATER LINE
---irr---	IRRIGATION LINE
---tel---	TELEPHONE LINE
---ww---	WASTEWATER LINE

- SET 1/2" IRON ROD WITH PLASTIC CAP STAMPED "KLSC 6333 PROP COR" (UNLESS OTHERWISE NOTED)
- FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
- O.R.H.C. - OFFICIAL RECORDS HIDALGO COUNTY
- H.C.M.R. - HIDALGO COUNTY MAP RECORDS
- H.C.D.R. - HIDALGO COUNTY DEED RECORDS
- P.O.C. - POINT OF COMMENCING
- P.O.B. - POINT OF BEGINNING
- VOL. - VOLUME
- PG. - PAGE
- R.O.W. - RIGHT OF WAY
- N.T.S. - NOT TO SCALE
- AC. - ACREAGE
- S.F. - SQUARE FEET



05/09/2025



OSCAR TAUBER G. AKA OSCAR TAUBER GRUSZOW TO DR. DANIEL F. VILLARREAL AND WIFE, EDNA C. VILLARREAL, VOL. 2689, PG. 26, CALLED 11.0 ACRES O.R.H.C. RECORDED: DECEMBER 14, 1988

LOT 218, KELLY PHARR SUBDIVISION, DOC. # 1909-3 VOL. 0, PG. 27, H.C.D.R.

- NOTES:**
1. ALL BEARINGS AND COORDINATES SHOWN ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83), 2011 ADJUSTMENT. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE VALUES AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY A COMBINED ADJUSTMENT FACTOR OF 1.00004. ALL MEASUREMENTS ARE IN U.S. SURVEY FEET.
 2. RECORD INFORMATION SHOWN HEREON IS BASED ON A PUBLIC RECORDS SEARCH BY THE SURVEYOR. ABSTRACTING WAS PERFORMED APRIL 2025.
 3. FIELD SURVEYING WAS PERFORMED APRIL 2025.
 4. A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.
 5. SURVEY PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT OR COMMITMENT.
 6. SURVEY SUBJECT TO HIDALGO COUNTY IRRIGATION NO. 2 CLAIMS IN FEE AND EASEMENT. BURIED IRRIGATION RUNS PARALLEL TO SOUTH RIGHT OF WAY LINE OF MOORE ROAD.

PARENT TRACT INSET FOR
PARCEL NO. 5
N.T.S.

I HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED ON THE GROUND UNDER MY SUPERVISION AND THAT THIS PARCEL PLAT REPRESENTS THE FACTS AS FOUND AT THE TIME OF THE SURVEY.

KURT SCHUMACHER DATE REGISTERED PROFESSIONAL LAND SURVEYOR TEXAS REGISTRATION NO. 6333

AREA TABLE (ACRES)			
EXIST. AC.	TAKING AC./S.F.	REMAINDER AC.	
		LEFT	RIGHT
11.0	0.1517/ 6,608	10.848	

KANE - LINDSEY LLC
LAND SURVEYING CONSULTANTS
2805 Fountain Plaza Boulevard, Suite B, Edinburg, Texas 78539
(956) 917-4859
TBPELS FIRM NO. 10194676

PARCEL PLAT SHOWING PARCEL 5
MOORE ROAD PARCELS (JACKSON RD. TO VETERANS BLVD.) HIDALGO COUNTY, TEXAS
APRIL 2025
PAGE 3 OF 4 SCALE: N.T.S.

ENCANTO RIDGE SUBDIVISION,
VOL. 31, PG. 133,
H.C.M.R.

LOT 5

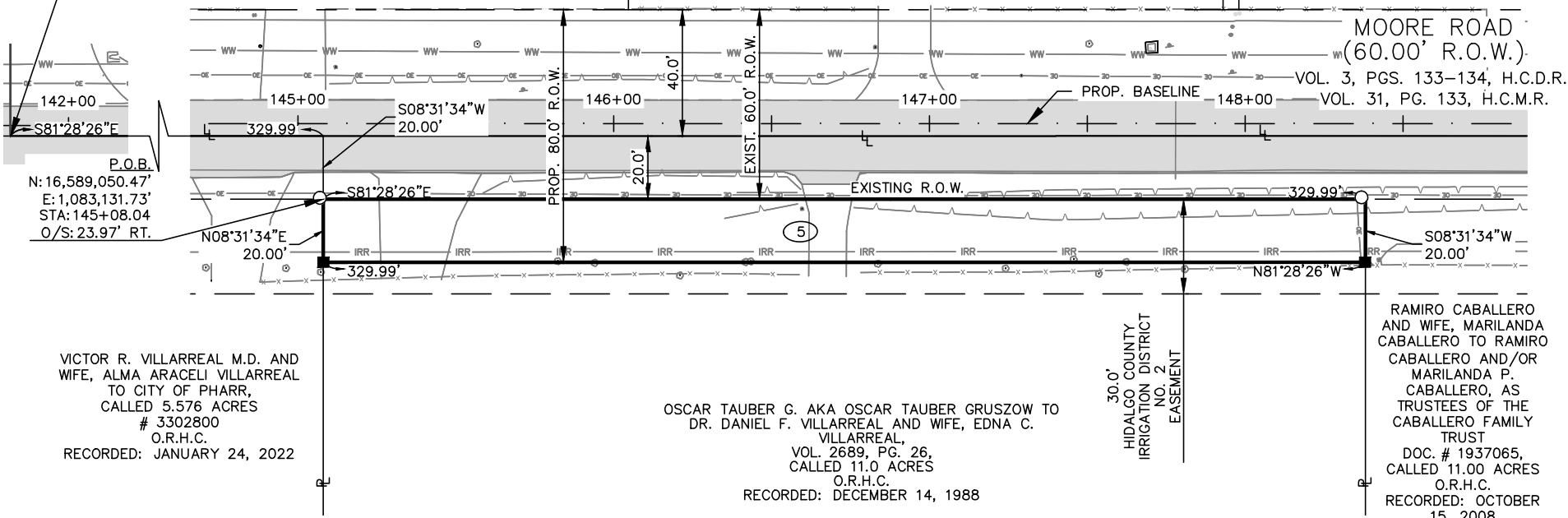
LOT 4



SCALE: 1" = 50'

P.O.C.
NORTHWEST CORNER OF LOT 218,
KELLY PHARR SUBDIVISION,
DOC. # 1909-3
VOL. 0, PG. 27,
H.C.D.R.
N: 16,589,119.17'
E: 1,082,808.36'

MOORE ROAD
(60.00' R.O.W.)
VOL. 3, PGS. 133-134, H.C.D.R.
VOL. 31, PG. 133, H.C.M.R.



P.O.B.
N: 16,589,050.47'
E: 1,083,131.73'
STA: 145+08.04
O/S: 23.97' RT.

VICTOR R. VILLARREAL M.D. AND
WIFE, ALMA ARACELI VILLARREAL
TO CITY OF PHARR,
CALLED 5.576 ACRES
3302800
O.R.H.C.
RECORDED: JANUARY 24, 2022

OSCAR TAUBER G. AKA OSCAR TAUBER GRUSZOW TO
DR. DANIEL F. VILLARREAL AND WIFE, EDNA C.
VILLARREAL,
VOL. 2689, PG. 26,
CALLED 11.0 ACRES
O.R.H.C.
RECORDED: DECEMBER 14, 1988

30.0'
HIDALGO COUNTY
IRRIGATION DISTRICT
NO. 2
EASEMENT

RAMIRO CABALLERO
AND WIFE, MARILANDA
CABALLERO TO RAMIRO
CABALLERO AND/OR
MARILANDA P.
CABALLERO, AS
TRUSTEES OF THE
CABALLERO FAMILY
TRUST
DOC. # 1937065,
CALLED 11.00 ACRES
O.R.H.C.
RECORDED: OCTOBER
15, 2008

LOT 218,
KELLY PHARR SUBDIVISION,
DOC. # 1909-3
VOL. 0, PG. 27,
H.C.D.R.

 **KANE - LINDSEY LLC**
LAND SURVEYING CONSULTANTS
2805 Fountain Plaza Boulevard, Suite B, Edinburg, Texas 78539
(956) 917-4859
TBPELS FIRM NO. 10194676

PARCEL PLAT
SHOWING
PARCEL 5
MOORE ROAD PARCELS
(JACKSON RD. TO VETERANS BLVD.)
HIDALGO COUNTY, TEXAS
APRIL 2025
PAGE 4 OF 4 SCALE: 1" = 50'

Parcel 5 Closure Report

Point of Beginning: North: 16589050.4663' East: 1083131.7334'

Segment #1: Line

Course: S81° 28' 25.57"E Length: 329.987'
North: 16589001.5418' East: 1083458.0734'

Segment #2: Line

Course: S08° 31' 34.43"W Length: 20.000'
North: 16588981.7628' East: 1083455.1081'

Segment #3: Line

Course: N81° 28' 25.57"W Length: 329.987'
North: 16589030.6874' East: 1083128.7681'

Segment #4: Line

Course: N08° 31' 34.43"E Length: 20.000'
North: 16589050.4663' East: 1083131.7334'

Perimeter: 699.974' Area: 6599.74 Sq. Ft.

Error Closure: 0.0000 Course: N00° 00' 00.00"E

Error North: 0.00000 East: 0.00000

Precision 1: 699974000.000

Units of Measure: U.S. Survey Feet

EXHIBIT: B

COUNTY: Hidalgo

LIMITS: Moore Road (Jackson Rd. to Veterans Blvd.)

PROPERTY DESCRIPTION FOR PARCEL 6

Being a 0.1517 of one acre (6,608 square feet) parcel of land situated in Hidalgo County, Texas and being out of Lot 218 Kelly-Pharr Subdivision, as recorded in Volume O, Page 27 (Document Number 1909-3) of the Deed Records, Hidalgo County, Texas, being out of a called 11.00 acre tract of land conveyed to Ramiro Caballero and/or Marilanda P. Caballero, as Trustees of the Caballero Family Trust by a Special Warranty Deed with Reservation of Life Estate dated October 13, 2008 and recorded on October 15, 2008 as described in Document Number 1937065 of the Official Records, Hidalgo County, Texas, said 0.1517 of one acre (6,608 square feet) parcel being more particularly described by metes and bounds as follows:

Commencing at a point, being the Northwest corner of said Lot 218, and being the intersection of the centerlines of Moore Road (60.0' right-of-way) and Encanto Street (80.0' right-of-way);

Thence, South 81°28'26" East a distance of 659.97 feet along the North line of said Lot 218, being within the existing right-of-way of said Moore Road, to a point;

Thence, South 08°31'34" West a distance of 20.00 feet over and across said Lot 218 to a found 1/2-inch iron rod (N=16,589,001.54, E=1,083,458.07), being 23.97 feet right from centerline station 148+38.02, being on the existing South right-of-way line of said Moore Road, and being the **POINT OF BEGINNING** and the Northwest corner of this herein described parcel;

1. **Thence**, South 81°28'26" East a distance of 330.04 feet along the existing South right-of-way line of said Moore Road to a found 1/2-inch iron rod, being on the common line of said called 11.00 acre tract of land and a called 7.73 acre tract of land conveyed to Americo Miguel Baca and wife, Lourdes Baca by a Correction Instrument executed August 19, 2002 and filed for record on September 11, 2002 as described in Document Number 1120457 of the Official Records, Hidalgo County, Texas, for the Northeast corner of this herein described parcel;
2. **Thence**, South 08°31'34" West a distance of 20.00 feet along the common line of said called 11.00 acre tract of land and said called 7.73 acre tract of land to a set 1/2-inch iron rod with plastic cap stamped "KLSC 6333 Prop Cor", for the Southeast corner of this herein described parcel;

3. **Thence**, North 81°28'26" West a distance of 330.04 feet over and across said called 11.00 acre tract of land to a set 1/2-inch iron rod with plastic cap stamped "KLSC 6333 Prop Cor", being on the common line of said called 11.00 acre tract of land and a called 11.0 acre tract of land conveyed to Dr. Daniel F. Villarreal and wife, Edna C. Villarreal by a Warranty Deed with Vendor's Lien dated December 1, 1988 and recorded on December 14, 1988 as described in Volume 2689, Page 26 of the Official Records, Hidalgo County, Texas, for the Southwest corner of this herein described parcel;
4. **Thence**, North 08°31'34" East a distance of 20.00 feet along the common line of said called 11.00 acre tract of land and said called 11.0 acre tract of land to the **POINT OF BEGINNING**, being a 0.1517 of one acre (6,608 square feet) parcel.

All bearings and coordinates are based on the Texas Coordinate System, South Zone, North American Datum of 1983 (2011 Adjustment, Epoch, 2010.00). All distances and coordinates shown are surface values and may be converted to grid by dividing by the TxDOT Surface Adjustment Factor of 1.00004.

Units of Measure: U.S. Survey Feet

A parcel plat of even date was prepared in conjunction with this property description.

I, hereby certify that this survey was performed on the ground under my supervision and that this property description and accompanying parcel plat represent the facts as found at the time of survey. Survey date: April, 2025.

05/09/2025

Kurt L. Schumacher
Registered Professional Land Surveyor
Texas Registration No. 6333
Kane Lindsey, LLC
2805 Fountain Plaza Blvd., Suite B
Edinburg, TX 78539
(956) 917-4809
TBPELS Firm No. 10194676



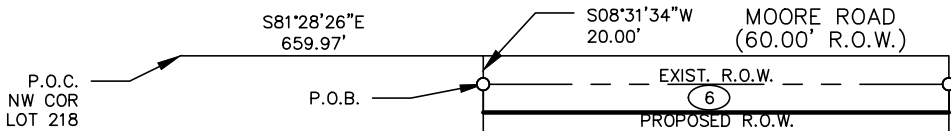
LEGEND

---	EXISTING R.O.W. LINE
---	PROPOSED R.O.W. LINE
---	PROPERTY LINE
---	LOT LINE
---	SURVEY LINE
---	PROP. BASELINE
---	COMMON PROPERTY LINE
---	DITCH LINE
---	EOP LINE
---oe---	OVERHEAD LINE
---x---	FENCE LINE
---w---	WATER LINE
---irr---	IRRIGATION LINE
---tel---	TELEPHONE LINE
---ww---	WASTEWATER LINE

- SET 1/2" IRON ROD WITH PLASTIC CAP STAMPED "KLSC 6333 PROP COR" (UNLESS OTHERWISE NOTED)
- FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
- O.R.H.C. - OFFICIAL RECORDS HIDALGO COUNTY
- H.C.M.R. - HIDALGO COUNTY MAP RECORDS
- H.C.D.R. - HIDALGO COUNTY DEED RECORDS
- P.O.C. - POINT OF COMMENCING
- P.O.B. - POINT OF BEGINNING
- VOL. - VOLUME
- PG. - PAGE
- R.O.W. - RIGHT OF WAY
- N.T.S. - NOT TO SCALE
- AC. - ACREAGE
- S.F. - SQUARE FEET



05/09/2025



RAMIRO CABALLERO AND WIFE,
 MARILANDA CABLLERO TO
 RAMIRO CABALLERO AND/OR
 MARILANDA P. CABALLERO, AS
 TRUSTEES OF THE CABALLERO
 FAMILY TRUST
 DOC. # 1937065,
 CALLED 11.00 ACRES
 O.R.H.C.
 RECORDED: OCTOBER 15, 2008

LOT 218,
 KELLY PHARR SUBDIVISION,
 DOC. # 1909-3,
 VOL. 0, PG. 27,
 H.C.M.R.

- NOTES:**
1. ALL BEARINGS AND COORDINATES SHOWN ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83), 2011 ADJUSTMENT. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE VALUES AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY A COMBINED ADJUSTMENT FACTOR OF 1.00004. ALL MEASUREMENTS ARE IN U.S. SURVEY FEET.
 2. RECORD INFORMATION SHOWN HEREON IS BASED ON A PUBLIC RECORDS SEARCH BY THE SURVEYOR. ABSTRACTING WAS PERFORMED APRIL 2025.
 3. FIELD SURVEYING WAS PERFORMED APRIL 2025.
 4. A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.
 5. SURVEY PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT OR COMMITMENT.
 6. SURVEY SUBJECT TO HIDALGO COUNTY IRRIGATION NO. 2 CLAIMS IN FEE AND EASEMENT. BURIED IRRIGATION RUNS PARALLEL TO SOUTH RIGHT OF WAY LINE OF MOORE ROAD.

PARENT TRACT INSET FOR
 PARCEL NO. 6

N.T.S.
 I HEREBY CERTIFY THAT THIS SURVEY
 WAS PERFORMED ON THE GROUND UNDER
 MY SUPERVISION AND THAT THIS PARCEL
 PLAT REPRESENTS THE FACTS AS FOUND
 AT THE TIME OF THE SURVEY.

KURT SCHUMACHER DATE
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION NO. 6333

AREA TABLE (ACRES)			
EXIST. AC.	TAKING AC./S.F.	REMAINDER AC.	
		LEFT	RIGHT
11.00	0.1517/ 6608	10.848	

KANE - LINDSEY LLC
 LAND SURVEYING CONSULTANTS
 2805 Fountain Plaza Boulevard, Suite B, Edinburg, Texas 78539
 (956) 917-4859
 TBPELS FIRM NO. 10194676

PARCEL PLAT
 SHOWING
 PARCEL 6
 MOORE ROAD PARCELS
 (JACKSON RD. TO VETERANS BLVD.)
 HIDALGO COUNTY, TEXAS
 APRIL 2025

PAGE 3 OF 4 SCALE: N.T.S.

ENCANTO RIDGE SUBDIVISION,
VOL. 31, PG. 133,
H.C.M.R.

LOT 3

LOT 2

SCALE: 1" = 50'

P.O.C.
NORTHWEST CORNER OF LOT 218,
KELLY PHARR SUBDIVISION,
DOC. # 1909-3
VOL. 0, PG. 27,
H.C.D.R.
N: 16,589,119.17'
E: 1,082,808.36'

MOORE ROAD
(60.00' R.O.W.)

VOL. 3, PGS. 133-134, H.C.D.R.
VOL. 31, PG. 133, H.C.M.R.

P.O.B.
N: 16,589,001.54'
E: 1,083,458.07'
STA: 148+38.02
O/S: 23.97' RT.

OSCAR TAUBER G. AKA OSCAR
TAUBER GRUSZOW TO DR.
DANIEL F. VILLARREAL AND WIFE,
EDNA C. VILLARREAL,
VOL. 2689, PG. 26,
CALLED 11.0 ACRES
O.R.H.C.
RECORDED: DECEMBER 14, 1988

RAMIRO CABALLERO AND WIFE, MARILANDA CABLLERO
TO RAMIRO CABALLERO AND/OR MARILANDA P.
CABALLERO, AS TRUSTEES OF THE CABALLERO
FAMILY TRUST
DOC. # 1937065,
CALLED 11.00 ACRES
O.R.H.C.
RECORDED: OCTOBER 15, 2008

LOT 218,
KELLY PHARR SUBDIVISION,
VOL. 0, PG. 27,
DOC. # 1909-3
H.C.M.R.

OSCAR TAUBER G.,
AKA OSCAR TAUBER
GRUSZOW TO AMERICO
MIGUEL BACA AND
WIFE, LOURDES BACA,
DOC. # 1120457,
CALLED 7.73 ACRES
O.R.H.C.
RECORDED: SEPTEMBER
11, 2002

30.0'
HIDALGO COUNTY
IRRIGATION DISTRICT
NO. 2
EASEMENT

 **KANE - LINDSEY LLC**
LAND SURVEYING CONSULTANTS
2805 Fountain Plaza Boulevard, Suite B, Edinburg, Texas 78539
(956) 917-4899
TBPELS FIRM NO. 10194676

PARCEL PLAT
SHOWING
PARCEL 6
MOORE ROAD PARCELS
(JACKSON RD. TO VETERANS BLVD.)
HIDALGO COUNTY, TEXAS
APRIL 2025

Parcel 6 Closure Report

Point of Beginning: North: 16589001.5418' East: 1083458.0732'

Segment #1: Line

Course: S81° 28' 25.57"E Length: 330.040'
North: 16588952.6093' East: 1083784.4656'

Segment #2: Line

Course: S08° 31' 34.43"W Length: 20.000'
North: 16588932.8304' East: 1083781.5004'

Segment #3: Line

Course: N81° 28' 25.57"W Length: 330.040'
North: 16588981.7628' East: 1083455.1079'

Segment #4: Line

Course: N08° 31' 34.43"E Length: 20.000'
North: 16589001.5418' East: 1083458.0732'

Perimeter: 700.079' Area: 6600.79 Sq. Ft.

Error Closure: 0.0000 Course: N00° 00' 00.00"E

Error North: 0.00000 East: 0.00000

Precision 1: 700080000.000

Units of Measure: U.S. Survey Feet

EXHIBIT: C

COUNTY: Hidalgo

LIMITS: Moore Road (Jackson Rd. to Veterans Blvd.)

PROPERTY DESCRIPTION FOR PARCEL 7

Being a 0.1066 of one acre (4,645 square feet) parcel of land situated in Hidalgo County, Texas and being out of Lot 218 Kelly-Pharr Subdivision, as recorded in Volume O, Page 27 (Document Number 1909-3) of the Deed Records, Hidalgo County, Texas, being out of a called 7.73 acre tract of land conveyed to Americo Miguel Baca and wife, Lourdes Baca by a Correction Instrument executed August 19, 2002 and filed for record on September 11, 2002 as described in Document Number 1120457 of the Official Records, Hidalgo County, Texas, said 0.1066 of one acre (4,645 square feet) parcel being more particularly described by metes and bounds as follows:

Commencing at a point, being the Northwest corner of said Lot 218, and being the intersection of the centerlines of Moore Road (60.0' right-of-way) and Encanto Street (80.0' right-of-way);

Thence, South 81°28'26" East a distance of 990.01 feet along the North line of said Lot 218, being within the existing right-of-way of said Moore Road, to a point;

Thence, South 08°31'34" West a distance of 20.00 feet over and across said Lot 218 to a found 1/2-inch iron rod (N=16,588,952.61, E=1,083,784.47), being 23.97 feet right from centerline station 151+68.01, being on the existing South right-of-way line of said Moore Road, and being the **POINT OF BEGINNING** and the Northwest corner of this herein described parcel;

- 1. Thence**, South 81°28'26" East a distance of 231.94 feet along the existing South right-of-way line of said Moore Road to a found 1/2-inch iron rod, being on the common line of said called 7.73 acre tract of land and a called 2.97 acre tract of land (Tract IV) conveyed to Hidalgo County Drainage District No. 1 by a Warranty Deed dated December 30, 2002 and filed for record on April 10, 2003 as described in Document Number 1187055 of the Official Records, Hidalgo County, Texas, for the Northeast corner of this herein described parcel;
- 2. Thence**, South 08°31'34" West a distance of 20.00 feet along the common line of said called 7.73 acre tract of land and said called 2.97 acre tract of land to a set 1/2-inch iron rod with plastic cap stamped "KLSC 6333 Prop Cor", for the Southeast corner of this herein described parcel;

3. **Thence**, North 81°28'26" West a distance of 231.94 feet over and across said called 7.73 acre tract of land to a set 1/2-inch iron rod with plastic cap stamped "KLSC 6333 Prop Cor", being on the common line of said called 7.73 acre tract of land and a called 11.00 acre tract of land conveyed to Ramiro Caballero and/or Marilanda P. Caballero, as Trustees of the Caballero Family Trust by a Special Warranty Deed with Reservation of Life Estate dated October 13, 2008 and recorded on October 15, 2008 as described in Document Number 1937065 of the Official Records, Hidalgo County, Texas, for the Southwest corner of this herein described parcel;
4. **Thence**, North 08°31'34" East a distance of 20.00 feet along the common line of said called 7.73 acre tract of land and said called 11.00 acre tract of land to the **POINT OF BEGINNING**, being a 0.1066 of one acre (4,645 square feet) parcel.

All bearings and coordinates are based on the Texas Coordinate System, South Zone, North American Datum of 1983 (2011 Adjustment, Epoch, 2010.00). All distances and coordinates shown are surface values and may be converted to grid by dividing by the TxDOT Surface Adjustment Factor of 1.00004.

Units of Measure: U.S. Survey Feet

A parcel plat of even date was prepared in conjunction with this property description.

I, hereby certify that this survey was performed on the ground under my supervision and that this property description and accompanying parcel plat represent the facts as found at the time of survey. Survey date: April, 2025.

05/09/2025

Kurt L. Schumacher
Registered Professional Land Surveyor
Texas Registration No. 6333
Kane Lindsey, LLC
2805 Fountain Plaza Blvd., Suite B
Edinburg, TX 78539
(956) 917-4809
TBPELS Firm No. 10194676



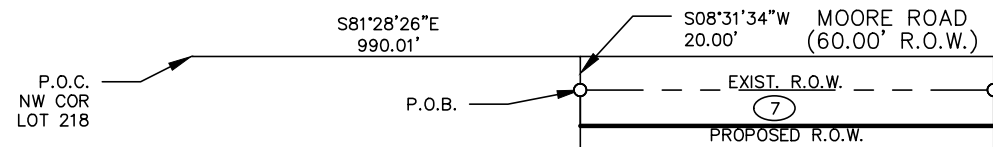
LEGEND

---	EXISTING R.O.W. LINE
---	PROPOSED R.O.W. LINE
---	PROPERTY LINE
---	LOT LINE
---	SURVEY LINE
---	PROP. BASELINE
---	COMMON PROPERTY LINE
---	DITCH LINE
---	EOP LINE
---oe---	OVERHEAD LINE
---x---	FENCE LINE
---w---	WATER LINE
---irr---	IRRIGATION LINE
---tel---	TELEPHONE LINE
---ww---	WASTEWATER LINE

- SET 1/2" IRON ROD WITH PLASTIC CAP STAMPED "KLSC 6333 PROP COR" (UNLESS OTHERWISE NOTED)
- FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
- O.R.H.C. - OFFICIAL RECORDS HIDALGO COUNTY
- H.C.M.R. - HIDALGO COUNTY MAP RECORDS
- H.C.D.R. - HIDALGO COUNTY DEED RECORDS
- P.O.C. - POINT OF COMMENCING
- P.O.B. - POINT OF BEGINNING
- VOL. - VOLUME
- PG. - PAGE
- R.O.W. - RIGHT OF WAY
- N.T.S. - NOT TO SCALE
- AC. - ACREAGE
- S.F. - SQUARE FEET



05/09/2025



7.73 ACRE TRACT OF LAND,
 OUT OF LOT 218 AND LOT 231,
 KELLY PHARR SUBDIVISION,
 VOL. 0, PG. 27,
 DOC. # 1909-3
 H.C.M.R.

OWNER NAME: AMERICO MIGUEL
 BACA AND WIFE, LOURDES BACA,
 DOCUMENT NUMBER: 1120457
 RECORDED: SEPTEMBER 11,
 2002,
 O.R.H.C.

LOT 218,
 KELLY PHARR SUBDIVISION,
 VOL. 0, PG. 27,
 DOC. # 1909-3
 H.C.M.R.

PARENT TRACT INSET FOR
 PARCEL NO. 7
 N.T.S.

I HEREBY CERTIFY THAT THIS SURVEY
 WAS PERFORMED ON THE GROUND UNDER
 MY SUPERVISION AND THAT THIS PARCEL
 PLAT REPRESENTS THE FACTS AS FOUND
 AT THE TIME OF THE SURVEY.

KURT SCHUMACHER DATE
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION NO. 6333

- NOTES:**
1. ALL BEARINGS AND COORDINATES SHOWN ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83), 2011 ADJUSTMENT. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE VALUES AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY A COMBINED ADJUSTMENT FACTOR OF 1.00004. ALL MEASUREMENTS ARE IN U.S. SURVEY FEET.
 2. RECORD INFORMATION SHOWN HEREON IS BASED ON A PUBLIC RECORDS SEARCH BY THE SURVEYOR. ABSTRACTING WAS PERFORMED APRIL 2025.
 3. FIELD SURVEYING WAS PERFORMED APRIL 2025.
 4. A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.
 5. SURVEY PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT OR COMMITMENT.
 6. SURVEY SUBJECT TO HIDALGO COUNTY IRRIGATION NO. 2 CLAIMS IN FEE AND EASEMENT. BURIED IRRIGATION RUNS PARALLEL TO SOUTH RIGHT OF WAY LINE OF MOORE ROAD.

AREA TABLE (ACRES)			
EXIST. AC.	TAKING AC./S.F.	REMAINDER AC.	
		LEFT	RIGHT
7.73	0.1066/ 4,645	7.623	

KANE - LINDSEY LLC
 LAND SURVEYING CONSULTANTS
 2805 Fountain Plaza Boulevard, Suite B, Edinburg, Texas 78539
 (956) 917-4859
 TBPELS FIRM NO. 10194676

PARCEL PLAT
 SHOWING
 PARCEL 7
 MOORE ROAD PARCELS
 (JACKSON RD. TO VETERANS BLVD.)
 HIDALGO COUNTY, TEXAS
 APRIL 2025

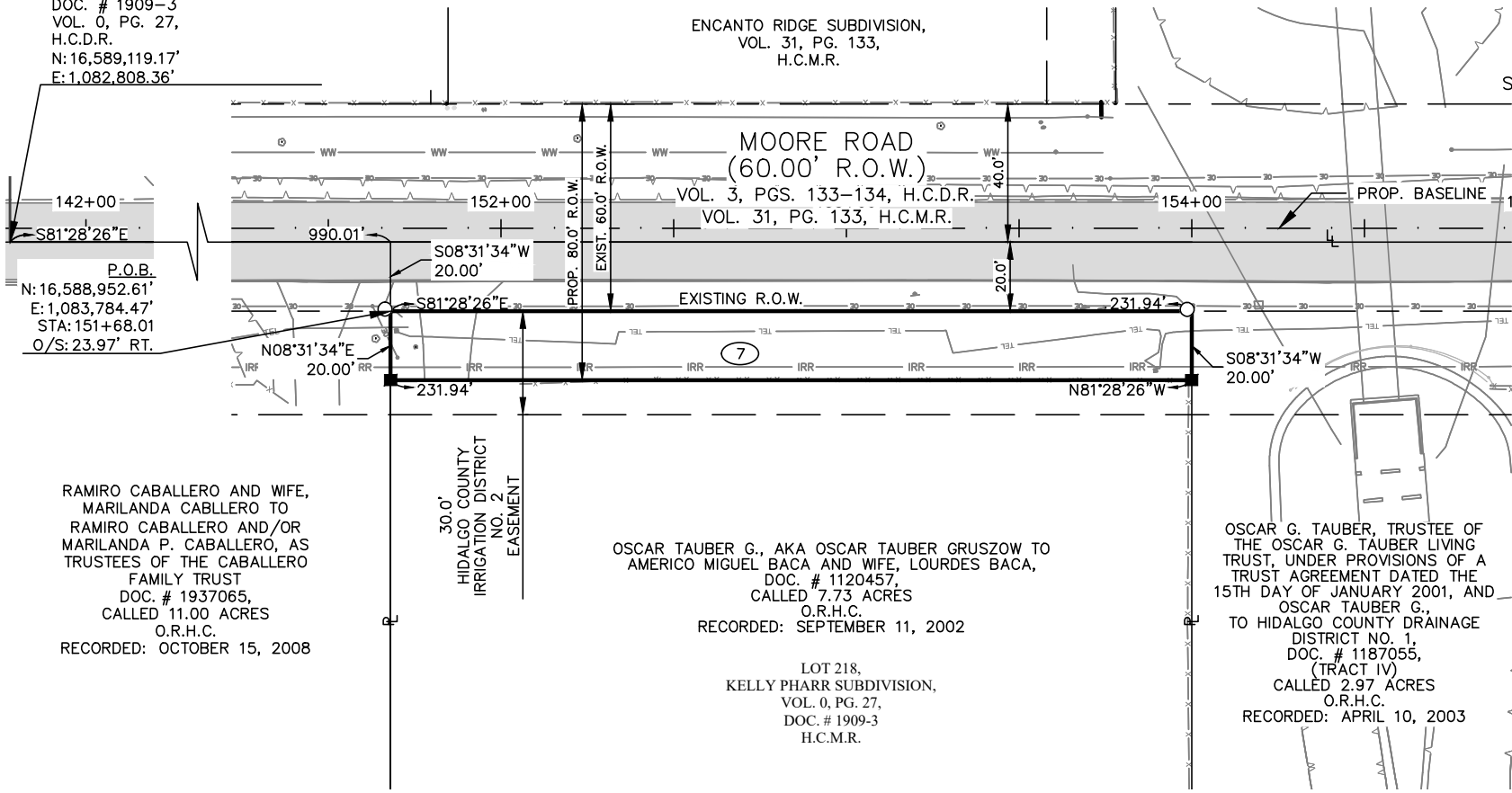
PAGE 3 OF 4 SCALE: N.T.S.

P.O.C.
 NORTHWEST CORNER OF LOT 218,
 KELLY PHARR SUBDIVISION,
 DOC. # 1909-3
 VOL. 0, PG. 27,
 H.C.D.R.
 N: 16,589,119.17'
 E: 1,082,808.36'

ENCANTO RIDGE SUBDIVISION,
 VOL. 31, PG. 133,
 H.C.M.R.



SCALE: 1" = 50'



P.O.B.
 N: 16,588,952.61'
 E: 1,083,784.47'
 STA: 151+68.01
 O/S: 23.97' RT.

RAMIRO CABALLERO AND WIFE,
 MARILANDA CABLLERO TO
 RAMIRO CABALLERO AND/OR
 MARILANDA P. CABALLERO, AS
 TRUSTEES OF THE CABALLERO
 FAMILY TRUST
 DOC. # 1937065,
 CALLED 11.00 ACRES
 O.R.H.C.
 RECORDED: OCTOBER 15, 2008

30.0'
 HIDALGO COUNTY
 IRRIGATION DISTRICT
 NO. 2
 EASEMENT

OSCAR TAUBER G., AKA OSCAR TAUBER GRUSZOW TO
 AMERICO MIGUEL BACA AND WIFE, LOURDES BACA,
 DOC. # 1120457,
 CALLED 7.73 ACRES
 O.R.H.C.
 RECORDED: SEPTEMBER 11, 2002

LOT 218,
 KELLY PHARR SUBDIVISION,
 VOL. 0, PG. 27,
 DOC. # 1909-3
 H.C.M.R.

OSCAR G. TAUBER, TRUSTEE OF
 THE OSCAR G. TAUBER LIVING
 TRUST, UNDER PROVISIONS OF A
 TRUST AGREEMENT DATED THE
 15TH DAY OF JANUARY 2001, AND
 OSCAR TAUBER G.,
 TO HIDALGO COUNTY DRAINAGE
 DISTRICT NO. 1,
 DOC. # 1187055,
 (TRACT IV)
 CALLED 2.97 ACRES
 O.R.H.C.
 RECORDED: APRIL 10, 2003

KANE - LINDSEY LLC
 LAND SURVEYING CONSULTANTS
 2805 Fountain Plaza Boulevard, Suite B, Edinburg, Texas 78539
 (361) 917-4859
 TBPELS FIRM NO. 10194676

PARCEL PLAT
 SHOWING
 PARCEL 7
 MOORE ROAD PARCELS
 (JACKSON RD. TO VETERANS BLVD.)
 HIDALGO COUNTY, TEXAS
 APRIL 2025
 PAGE 4 OF 4 SCALE: 1" = 50'

Parcel 7 Closure Report

Point of Beginning: North: 16588952.6094' East: 1083784.4652'

Segment #1: Line

Course: S81° 28' 25.57"E Length: 231.938'
North: 16588918.2218' East: 1084013.8399'

Segment #2: Line

Course: S08° 31' 34.43"W Length: 20.000'
North: 16588898.4428' East: 1084010.8746'

Segment #3: Line

Course: N81° 28' 25.57"W Length: 231.938'
North: 16588932.8304' East: 1083781.5000'

Segment #4: Line

Course: N08° 31' 34.43"E Length: 20.000'
North: 16588952.6094' East: 1083784.4652'

Perimeter: 503.876' Area: 4638.76 Sq. Ft.
Error Closure: 0.0000 Course: N00° 00' 00.00"E
Error North: 0.00000 East: 0.00000

Precision 1: 503876000.000

Units of Measure: U.S. Survey Feet

EXHIBIT: _D_

COUNTY: Hidalgo

LIMITS: Moore Road (Jackson Rd. to Veterans Blvd.)

PROPERTY DESCRIPTION FOR PARCEL 8

Being a 0.0450 of one acre (1,962 square feet) parcel of land situated in Hidalgo County, Texas and being out of Lot 218 Kelly-Pharr Subdivision, as recorded in Volume O, Page 27 (Document Number 1909-3) of the Deed Records, Hidalgo County, Texas, being out of a called 2.97 acre tract of land (Tract IV) conveyed to Hidalgo County Drainage District No. 1 by a Warranty Deed dated December 30, 2002 and filed for record on April 10, 2003 as described in Document Number 1187055 of the Official Records, Hidalgo County, Texas, said 0.0450 of one acre (1,962 square feet) parcel being more particularly described by metes and bounds as follows:

Commencing at a point, being the Northeast corner of said Lot 218, being the common corner of said Lot 218 and Lot 219 of said Kelly-Pharr Subdivision, being the Northwest corner of Villa Real Subdivision as recorded in Volume 40, Page 184 of the Map Records, Hidalgo County, Texas, and being within the existing right-of-way of Moore Road (60.0' right-of-way);

Thence, South 08°31'34" West a distance of 20.00 feet along the common line of said Lot 218 and said Lot 219, being the West line of said Villa Real Subdivision to a point (N=16,588,903.69, E=1,084,110.81), being 23.97 feet right from centerline station 154+98.05, being on the existing South right-of-way line of said Moore Road, and being the **POINT OF BEGINNING** and the Northeast corner of this herein described parcel;

1. **Thence**, South 08°31'34" West a distance of 20.00 feet continuing along the common line of said Lot 218 and said Lot 219, being the West line of said Villa Real Subdivision to a set 1/2-inch iron rod with plastic cap stamped "KLSC 6333 Prop Cor", for the Southeast corner of this herein described parcel;
2. **Thence**, North 81°28'26" West a distance of 98.05 feet over and across said called 2.97 acre tract of land to a set 1/2-inch iron rod with plastic cap stamped "KLSC 6333 Prop Cor", being on the common line of said called 2.97 acre tract of land and a called 7.73 acre tract of land conveyed to Americo Miguel Baca and wife, Lourdes Baca by a Correction Instrument executed August 19, 2002 and filed for record on September 11, 2002 as described in Document Number 1120457 of the Official Records, Hidalgo County, Texas, for the Southwest corner of this herein described parcel
3. **Thence**, North 08°31'34" East a distance of 20.00 feet along the common line of said called 2.97 acre tract of land and said called 7.73 acre tract of land to a found 1/2-inch iron rod, being on the existing South right-of-way line of said Moore Road, for the Northwest corner of this herein described parcel;

4. **Thence**, South 81°28'26" East a distance of 98.05 feet along the existing South right-of-way line of said Moore Road to the **POINT OF BEGINNING**, being a 0.0450 of one acre (1,962 square feet) parcel.

All bearings and coordinates are based on the Texas Coordinate System, South Zone, North American Datum of 1983 (2011 Adjustment, Epoch, 2010.00). All distances and coordinates shown are surface values and may be converted to grid by dividing by the TxDOT Surface Adjustment Factor of 1.00004.

Units of Measure: U.S. Survey Feet

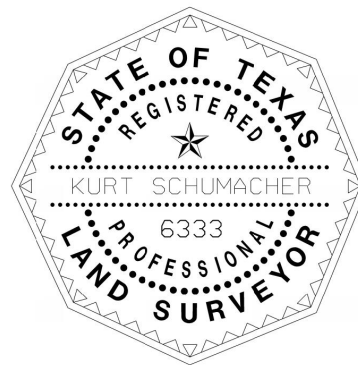
A parcel plat of even date was prepared in conjunction with this property description.

I, hereby certify that this survey was performed on the ground under my supervision and that this property description and accompanying parcel plat represent the facts as found at the time of survey. Survey date: April, 2025.



05/09/2025

Kurt L. Schumacher
Registered Professional Land Surveyor
Texas Registration No. 6333
Kane Lindsey, LLC
2805 Fountain Plaza Blvd., Suite B
Edinburg, TX 78539
(956) 917-4809
TBPELS Firm No. 10194676



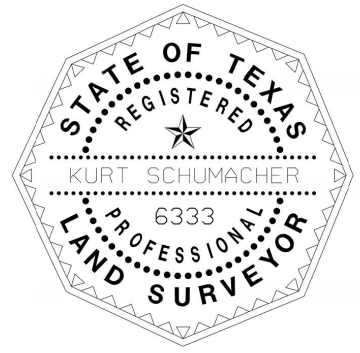
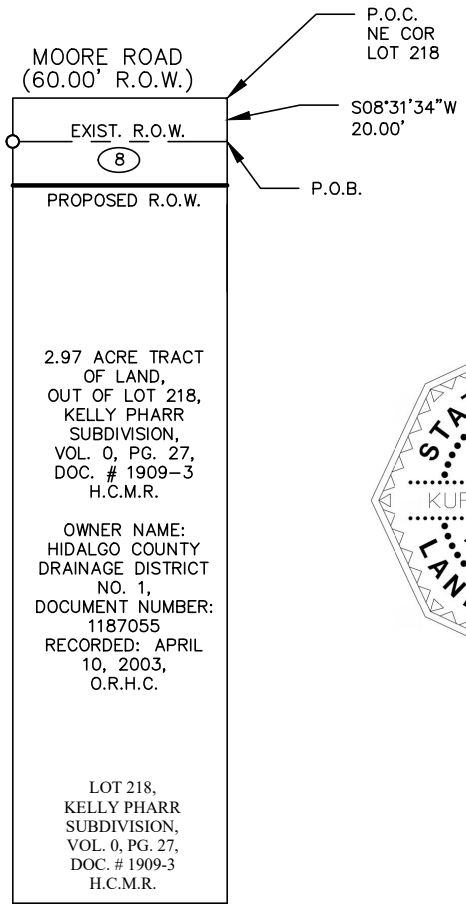
LEGEND

---	EXISTING R.O.W. LINE
---	PROPOSED R.O.W. LINE
---	PROPERTY LINE
---	LOT LINE
---	SURVEY LINE
---	PROP. BASELINE
---	COMMON PROPERTY LINE
---	DITCH LINE
---	EOP LINE
OE	OVERHEAD LINE
X	FENCE LINE
W	WATER LINE
IRR	IRRIGATION LINE
TEL	TELEPHONE LINE
WW	WASTEWATER LINE

- SET 1/2" IRON ROD WITH PLASTIC CAP STAMPED "KLSC 6333 PROP COR" (UNLESS OTHERWISE NOTED)
- FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
- O.R.H.C. - OFFICIAL RECORDS HIDALGO COUNTY
- H.C.M.R. - HIDALGO COUNTY MAP RECORDS
- H.C.D.R. - HIDALGO COUNTY DEED RECORDS
- P.O.C. - POINT OF COMMENCING
- P.O.B. - POINT OF BEGINNING
- VOL. - VOLUME
- PG. - PAGE
- R.O.W. - RIGHT OF WAY
- N.T.S. - NOT TO SCALE
- AC. - ACREAGE
- S.F. - SQUARE FEET

NOTES:

1. ALL BEARINGS AND COORDINATES SHOWN ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83), 2011 ADJUSTMENT. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE VALUES AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY A COMBINED ADJUSTMENT FACTOR OF 1.00004. ALL MEASUREMENTS ARE IN U.S. SURVEY FEET.
2. RECORD INFORMATION SHOWN HEREON IS BASED ON A PUBLIC RECORDS SEARCH BY THE SURVEYOR. ABSTRACTING WAS PERFORMED APRIL 2025.
3. FIELD SURVEYING WAS PERFORMED APRIL 2025.
4. A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.
5. SURVEY PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT OR COMMITMENT.
6. SURVEY SUBJECT TO HIDALGO COUNTY IRRIGATION NO. 2 CLAIMS IN FEE AND EASEMENT. BURIED IRRIGATION RUNS PARALLEL TO SOUTH RIGHT OF WAY LINE OF MOORE ROAD.



05/09/2025

2.97 ACRE TRACT OF LAND, OUT OF LOT 218, KELLY PHARR SUBDIVISION, VOL. 0, PG. 27, DOC. # 1909-3 H.C.M.R.

OWNER NAME: HIDALGO COUNTY DRAINAGE DISTRICT NO. 1, DOCUMENT NUMBER: 1187055 RECORDED: APRIL 10, 2003, O.R.H.C.

LOT 218, KELLY PHARR SUBDIVISION, VOL. 0, PG. 27, DOC. # 1909-3 H.C.M.R.

PARENT TRACT INSET FOR PARCEL NO. 8

N.T.S.
I HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED ON THE GROUND UNDER MY SUPERVISION AND THAT THIS PARCEL PLAT REPRESENTS THE FACTS AS FOUND AT THE TIME OF THE SURVEY.

KURT SCHUMACHER DATE REGISTERED PROFESSIONAL LAND SURVEYOR TEXAS REGISTRATION NO. 6333

AREA TABLE (ACRES)			
EXIST. AC.	TAKING AC./S.F.	REMAINDER AC.	
		LEFT	RIGHT
2.97	0.0450/ 1,962	2.925	

KANE - LINDSEY LLC
LAND SURVEYING CONSULTANTS
2805 Fountain Plaza Boulevard, Suite B, Edinburg, Texas 78539
(956) 917-4859
TBPELS FIRM NO. 10194676

PARCEL PLAT SHOWING PARCEL 8
MOORE ROAD PARCELS (JACKSON RD. TO VETERANS BLVD.) HIDALGO COUNTY, TEXAS
APRIL 2025
PAGE 3 OF 4 SCALE: N.T.S.

LOT 1
ENCANTO RIDGE SUBDIVISION,
VOL. 31, PG. 133,
H.C.M.R.

LOT 291
PHARR SOUTH UNIT NO. 3
SUBDIVISION,
VOL. 21, PG. 188,
H.C.M.R.

120.00' HIDALGO COUNTY
IRRIGATION DISTRICT NO. 2
CANAL,
VOL. 31, PG. 133,
H.C.M.R.

P.O.C.
NORTHEAST CORNER
OF LOT 218,
KELLY PHARR
SUBDIVISION,
VOL. 0, PG. 27,
DOC. # 1909-3
H.C.M.R.



SCALE: 1" = 50'

MOORE ROAD
(60.00' R.O.W.)
VOL. 3, PGS. 133-134, H.C.D.R.
VOL. 31, PG. 133, H.C.M.R.

EXISTING R.O.W.

30.0'
HIDALGO
COUNTY
IRRIGATION
DISTRICT
NO. 2
EASEMENT

OSCAR TAUBER G., AKA OSCAR TAUBER GRUSZOW TO
AMERICO MIGUEL BACA AND WIFE, LOURDES BACA,
DOC. # 1120457,
CALLED 7.73 ACRES
O.R.H.C.
RECORDED: SEPTEMBER 11, 2002

OSCAR G. TAUBER, TRUSTEE OF
THE OSCAR G. TAUBER LIVING
TRUST, UNDER PROVISIONS OF A
TRUST AGREEMENT DATED THE
15TH DAY OF JANUARY 2001, AND
OSCAR TAUBER G.,
TO HIDALGO COUNTY DRAINAGE
DISTRICT NO. 1,
DOC. # 1187055,
(TRACT IV)
CALLED 2.97 ACRES
O.R.H.C.
RECORDED: APRIL 10, 2003

LOT 218,
KELLY PHARR SUBDIVISION,
VOL. 0, PG. 27,
DOC. # 1909-3,
H.C.M.R.

COMPASS BANK TO HIDALGO COUNTY DRAINAGE DISTRICT NO. 1,
DOC. # 2761675
CALLED 1.495 ACRE TRACT
O.R.H.C.

VILLA REAL SUBDIVISION,
VOL. 40, PG. 184,
H.C.M.R.

LOT 1
5.0'
ELECTRICAL EASEMENT,
VOL. 40, PG. 184M
H.C.M.R.

LOT 2

S08°31'34"W
20.00'

P.O.B.
N:16,588,903.69'
E:1,084,110.81'
STA:154+98.05
O/S:23.97' RT.

S08°31'34"W
20.00'

20.0'
ALLEY AND UTILITY EASEMENT,
VOL. 40, PG. 184,
H.C.M.R.

PROP. BASELINE

EXISTING R.O.W.

KANE - LINDSEY LLC
LAND SURVEYING CONSULTANTS
2805 Fountain Plaza Boulevard, Suite B, Edinburg, Texas 78539
(956) 917-4859
TBPELS FIRM NO. 10194676

PARCEL PLAT
SHOWING
PARCEL 8
MOORE ROAD PARCELS
(JACKSON RD. TO VETERANS BLVD.)
HIDALGO COUNTY, TEXAS
APRIL 2025
PAGE 4 OF 4 SCALE: 1" = 50'

Parcel 8 Closure Report

Point of Beginning: North: 16588903.6848' East: 1084110.8050'

Segment #1: Line

Course: S08° 31' 34.43"W Length: 20.000'
North: 16588883.9059' East: 1084107.8398'

Segment #2: Line

Course: N81° 28' 25.57"W Length: 98.049'
North: 16588898.4428' East: 1084010.8744'

Segment #3: Line

Course: N08° 31' 34.43"E Length: 20.000'
North: 16588918.2218' East: 1084013.8397'

Segment #4: Line

Course: S81° 28' 25.57"E Length: 98.049'
North: 16588903.6848' East: 1084110.8050'

Perimeter: 236.098' Area: 1960.98 Sq. Ft.
Error Closure: 0.0000 Course: N00° 00' 00.00"E
Error North: 0.00000 East: 0.00000

Precision 1: 236098000.000

Units of Measure: U.S. Survey Feet

EXHIBIT: E

COUNTY: Hidalgo

LIMITS: Moore Road (Jackson Rd. to Veterans Blvd.)

PROPERTY DESCRIPTION FOR PARCEL 9

Being a 0.0391 of one acre (1,702 square feet) parcel of land situated in Hidalgo County, Texas and being out of Lot 220 Kelly-Pharr Subdivision, as recorded in Volume O, Page 27 (Document Number 1909-3) of the Deed Records, Hidalgo County, Texas, being out of a called 3.26 acre tract of land conveyed to Hidalgo County Drainage District Number One by a Right of Way Easement recorded on December 30, 1962 as described in Volume 1026, Page 310 of the Deed Records, Hidalgo County, Texas, said 0.0391 of one acre (1,702 square feet) parcel being more particularly described by metes and bounds as follows:

Commencing at a point, being the Northwest corner of said Lot 220, being the common corner of said Lot 220 and Lot 219 of said Kelly-Pharr Subdivision, being the Northeast corner of The Amended Plat of Bugarvilla Estates Subdivision as recorded in Volume 48, Page 163 of the Map Records, Hidalgo County, Texas, and being within the existing right-of-way of Moore Road (60.0' right-of-way);

Thence, South 08°31'34" West a distance of 20.00 feet along the common line of said Lot 220 and said Lot 219, being the East line of said Amended Plat of Bugarvilla Estates Subdivision to a point (N=16,588,707.98, E=1,085,416.22), being 23.97 feet right from centerline station 168+18.05, being on the existing South right-of-way line of said Moore Road, and being the **POINT OF BEGINNING** and the Northwest corner of this herein described parcel;

1. **Thence**, South 81°28'26" East a distance of 85.00 feet along the existing South right-of-way line of said Moore Road to a point, being on the common line of said called 3.26 acre tract of land and a called 0.56 of one acre tract of land conveyed to City of Pharr by a Warranty Deed dated December 22, 2003 and filed for record on January 15, 2004 as described in Document Number 1287037 of the Official Records, Hidalgo County, Texas, for the Northeast corner of this herein described parcel;
2. **Thence**, South 08°31'34" West a distance of 20.00 feet along the common line of said 3.26 acre tract of land and said called 0.56 of one acre tract of land to a set 1/2-inch iron rod with plastic cap stamped "KLSC 6333 Prop Cor", for the Southeast corner of this herein described parcel;
3. **Thence**, North 81°28'26" West a distance of 85.00 feet over and across said called 3.26 acre tract of land to a set 1/2-inch iron rod with plastic cap stamped "KLSC 6333 Prop Cor", being on the common line of said called 3.26 acre tract of land and a 35.0' Drainage Easement as established by said Amended Plat of Bugarvilla Subdivision, for the Southwest corner of this herein described parcel;

4. **Thence**, North 08°31'34" East a distance of 20.00 feet along the common line of said called 3.26 acre tract of land and said 35.0' Drainage Easement to the **POINT OF BEGINNING**, being a 0.0391 of one acre (1,702 square feet) parcel.

All bearings and coordinates are based on the Texas Coordinate System, South Zone, North American Datum of 1983 (2011 Adjustment, Epoch, 2010.00). All distances and coordinates shown are surface values and may be converted to grid by dividing by the TxDOT Surface Adjustment Factor of 1.00004.

Units of Measure: U.S. Survey Feet

A parcel plat of even date was prepared in conjunction with this property description.

I, hereby certify that this survey was performed on the ground under my supervision and that this property description and accompanying parcel play represent the facts as found at the time of survey. Survey date: April, 2025.



05/09/2025

Kurt L. Schumacher
Registered Professional Land Surveyor
Texas Registration No. 6333
Kane Lindsey, LLC
2805 Fountain Plaza Blvd., Suite B
Edinburg, TX 78539
(956) 917-4809
TBPELS Firm No. 10194676



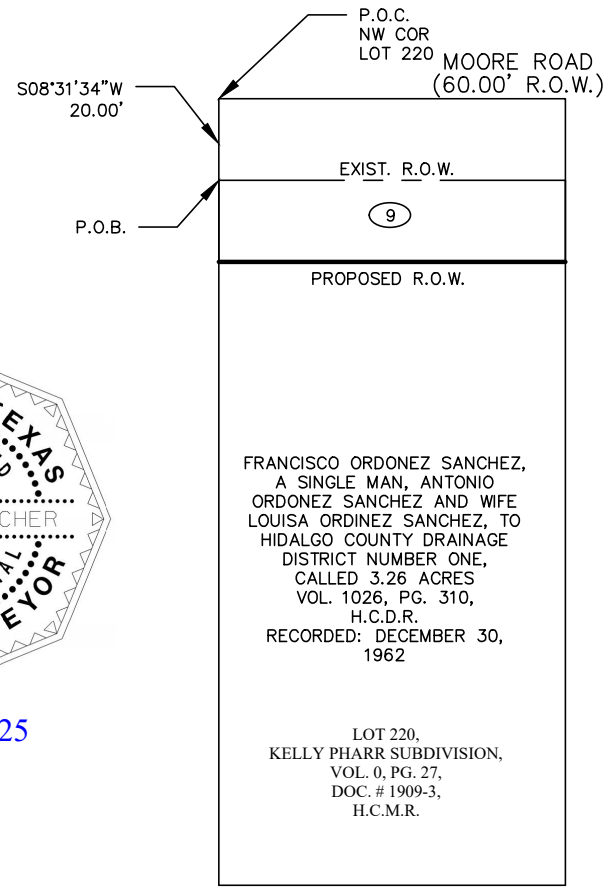
LEGEND

---	EXISTING R.O.W. LINE
---	PROPOSED R.O.W. LINE
---	PROPERTY LINE
---	LOT LINE
---	SURVEY LINE
---	PROP. BASELINE
---	COMMON PROPERTY LINE
---	DITCH LINE
---	EOP LINE
—o—o—	OVERHEAD LINE
—x—x—*	FENCE LINE
—w—w—	WATER LINE
—irr—irr—	IRRIGATION LINE
—tel—tel—	TELEPHONE LINE
—ww—ww—	WASTEWATER LINE

- SET 1/2" IRON ROD WITH PLASTIC CAP STAMPED "KLSC 6333 PROP COR" (UNLESS OTHERWISE NOTED)
- FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
- O.R.H.C. - OFFICIAL RECORDS HIDALGO COUNTY
- H.C.M.R. - HIDALGO COUNTY MAP RECORDS
- H.C.D.R. - HIDALGO COUNTY DEED RECORDS
- P.O.C. - POINT OF COMMENCING
- P.O.B. - POINT OF BEGINNING
- VOL. - VOLUME
- PG. - PAGE
- R.O.W. - RIGHT OF WAY
- N.T.S. - NOT TO SCALE
- AC. - ACREAGE
- S.F. - SQUARE FEET



05/09/2025



FRANCISCO ORDONEZ SANCHEZ,
 A SINGLE MAN, ANTONIO
 ORDONEZ SANCHEZ AND WIFE
 LOUISA ORDINEZ SANCHEZ, TO
 HIDALGO COUNTY DRAINAGE
 DISTRICT NUMBER ONE,
 CALLED 3.26 ACRES
 VOL. 1026, PG. 310,
 H.C.D.R.
 RECORDED: DECEMBER 30,
 1962

LOT 220,
 KELLY PHARR SUBDIVISION,
 VOL. 0, PG. 27,
 DOC. # 1909-3,
 H.C.M.R.

- NOTES:**
1. ALL BEARINGS AND COORDINATES SHOWN ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83), 2011 ADJUSTMENT. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE VALUES AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY A COMBINED ADJUSTMENT FACTOR OF 1.00004. ALL MEASUREMENTS ARE IN U.S. SURVEY FEET.
 2. RECORD INFORMATION SHOWN HEREON IS BASED ON A PUBLIC RECORDS SEARCH BY THE SURVEYOR. ABSTRACTING WAS PERFORMED APRIL 2025.
 3. FIELD SURVEYING WAS PERFORMED APRIL 2025.
 4. A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.
 5. SURVEY PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT OR COMMITMENT.
 6. SURVEY SUBJECT TO HIDALGO COUNTY IRRIGATION NO. 2 CLAIMS IN FEE AND EASEMENT. BURIED IRRIGATION RUNS PARALLEL TO SOUTH RIGHT OF WAY LINE OF MOORE ROAD.

PARENT TRACT INSET FOR
 PARCEL NO. 9

N.T.S.
 I HEREBY CERTIFY THAT THIS SURVEY
 WAS PERFORMED ON THE GROUND UNDER
 MY SUPERVISION AND THAT THIS PARCEL
 PLAT REPRESENTS THE FACTS AS FOUND
 AT THE TIME OF THE SURVEY.

KURT SCHUMACHER DATE
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION NO. 6333

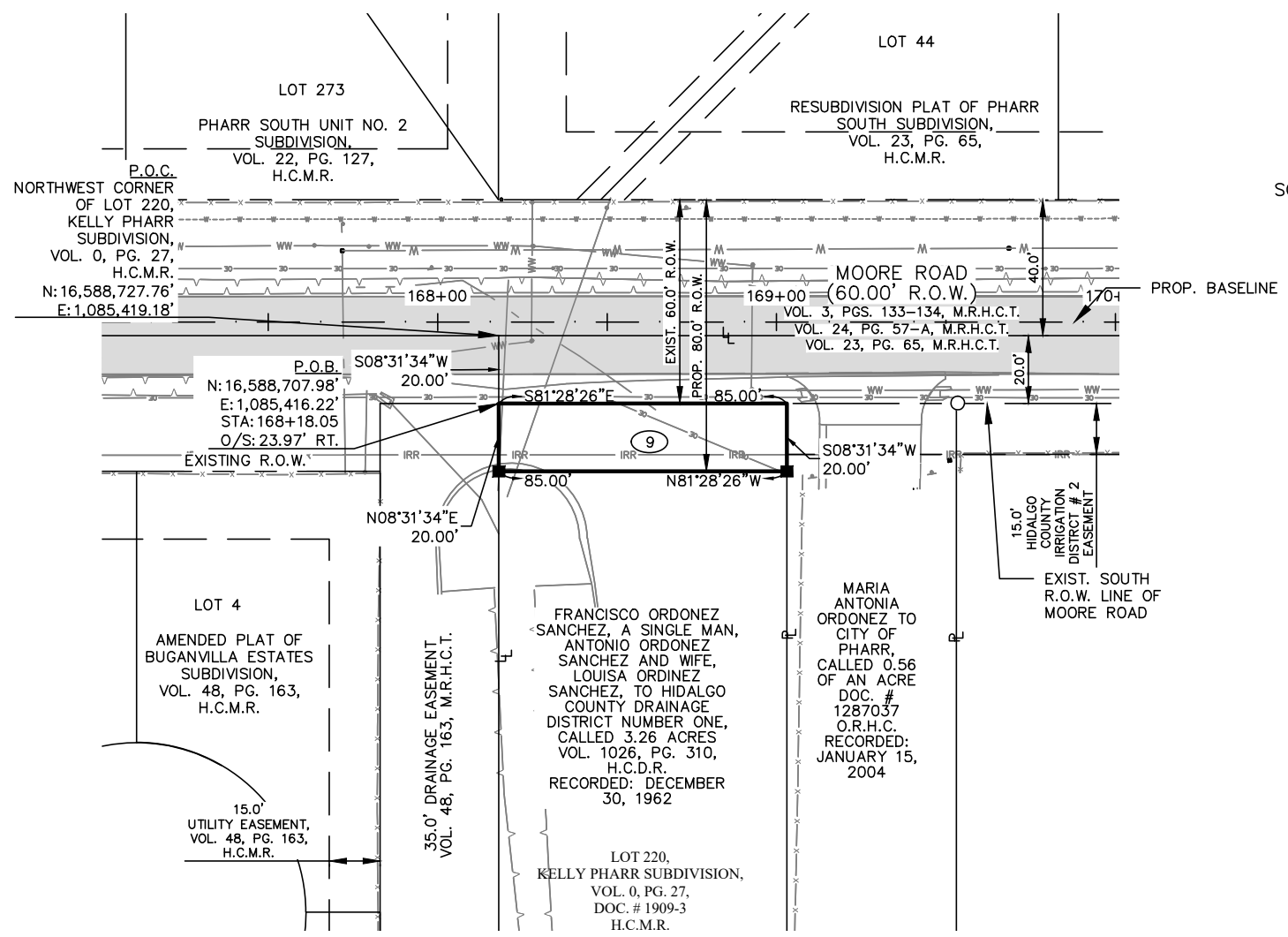
AREA TABLE (ACRES)			
EXIST. AC.	TAKING AC./S.F.	REMAINDER AC.	
		LEFT	RIGHT
3.26	0.0391/ 1,702	3.221	



PARCEL PLAT
 SHOWING
 PARCEL 9
 MOORE ROAD PARCELS
 (JACKSON RD. TO VETERANS BLVD.)
 HIDALGO COUNTY, TEXAS
 APRIL 2025



SCALE: 1" = 50'



KANE - LINDSEY LLC
 LAND SURVEYING CONSULTANTS
 2805 Fountain Plaza Boulevard, Suite B, Edinburg, Texas 78539
 (361) 917-4859
 TBPELS FIRM NO. 10194676

PARCEL PLAT
 SHOWING
 PARCEL 9
 MOORE ROAD PARCELS
 (JACKSON RD. TO VETERANS BLVD.)
 HIDALGO COUNTY, TEXAS
 APRIL 2025

PAGE 4 OF 4 SCALE: 1" = 50'

Parcel 9 Closure Report

Point of Beginning: North: 16588707.9787' East: 1085416.2165'

Segment #1: Line

Course: S81° 28' 25.57"E Length: 84.997'
North: 16588695.3769' East: 1085500.2741'

Segment #2: Line

Course: S08° 31' 34.43"W Length: 20.000'
North: 16588675.5979' East: 1085497.3089'

Segment #3: Line

Course: N81° 28' 25.57"W Length: 84.997'
North: 16588688.1998' East: 1085413.2513'

Segment #4: Line

Course: N08° 31' 34.43"E Length: 20.000'
North: 16588707.9787' East: 1085416.2165'

Perimeter: 209.993' Area: 1699.93 Sq. Ft.

Error Closure: 0.0000 Course: N00° 00' 00.00"E

Error North: 0.00000 East: 0.00000

Precision 1: 209994000.000

Units of Measure: U.S. Survey Feet

EXHIBIT: F

COUNTY: Hidalgo

LIMITS: Moore Road (Jackson Rd. to Veterans Blvd.)

PROPERTY DESCRIPTION FOR PARCEL 11

Being a 0.1057 of one acre (4,603 square feet) parcel of land situated in Hidalgo County, Texas and being out of Lot 220 Kelly-Pharr Subdivision, as recorded in Volume O, Page 27 (Document Number 1909-3) of the Deed Records, Hidalgo County, Texas, being out of a called 2.47 acre tract of land conveyed to RKL Family Limited Partnership by a Gift Deed dated January 15, 2010 and recorded on March 17, 2010 as described in Document Number 2084687 of the Official Records, Hidalgo County, Texas, said 0.1057 of one acre (4,603 square feet) parcel being more particularly described by metes and bounds as follows:

Commencing at a point, being the Northwest corner of said Lot 220, being the common corner of said Lot 220 and Lot 219 of said Kelly-Pharr Subdivision, being the Northeast corner of The Amended Plat of Bugarvilla Estates Subdivision as recorded in Volume 48, Page 163 of the Map Records, Hidalgo County, Texas, and being within the existing right-of-way of Moore Road (60.0' right-of-way);

Thence, South 81°28'26" East a distance of 134.99 feet along the North line of said Lot 220, being within the existing right-of-way of said Moore Road, to a point;

Thence, South 08°31'34" West a distance of 20.00 feet over and across said Lot 220 to a found 1/2-inch iron rod (N=16,588,687.96, E=1,085,549.72), being 23.97 feet right from centerline station 169+53.04, being on the existing South right-of-way line of said Moore Road, and being the **POINT OF BEGINNING** and the Northwest corner of this herein described parcel;

1. **Thence**, South 81°28'26" East a distance of 229.99 feet along the existing South right-of-way line of said Moore Road to a found 1/2-inch iron rod, being on the East line of said called 2.47 acre tract of land, for the Northeast corner of this herein described parcel;
2. **Thence**, South 08°31'34" West a distance of 20.00 feet along the East line of said called 2.47 acre tract of land to a set 1/2-inch iron rod with plastic cap stamped "KLSC 6333 Prop Cor", being the Northwest corner of Lot 1, Ordonez Subdivision No. 2 as recorded in Volume 24, Page 57 of the Map Records, Hidalgo County, Texas, said Lot 1 being conveyed to RKL Family Limited Partnership by a Gift Deed dated January 15, 2010 and recorded on March 17, 2010 as described in Document Number 2084693 of the Official Records, Hidalgo County, Texas, for the Southeast corner of this herein described parcel;

3. **Thence**, North $81^{\circ}28'26''$ West a distance of 229.99 feet over and across said called 2.47 acre tract of land to a set 1/2-inch iron rod with plastic cap stamped "KLSC 6333 Prop Cor", being on the common line of said called 2.47 acre tract of land and a called 0.56 of one acre tract of land conveyed to City of Pharr by a Warranty Deed dated December 22, 2003 and filed for record on January 15, 2004 as described in Document Number 1287037 of the Official Records, Hidalgo County, Texas, for the Southwest corner of this herein described parcel;
4. **Thence**, North $08^{\circ}31'34''$ East a distance of 20.00 feet along the common line of said called 2.47 acre tract of land and said called 0.56 of one acre tract of land to the **POINT OF BEGINNING**, being a 0.1057 of one acre (4,603 square feet) parcel.

All bearings and coordinates are based on the Texas Coordinate System, South Zone, North American Datum of 1983 (2011 Adjustment, Epoch, 2010.00). All distances and coordinates shown are surface values and may be converted to grid by dividing by the TxDOT Surface Adjustment Factor of 1.00004.

Units of Measure: U.S. Survey Feet

A parcel plat of even date was prepared in conjunction with this property description.

I, hereby certify that this survey was performed on the ground under my supervision and that this property description and accompanying parcel plat represent the facts as found at the time of survey. Survey date: April, 2025.



05-09-2025

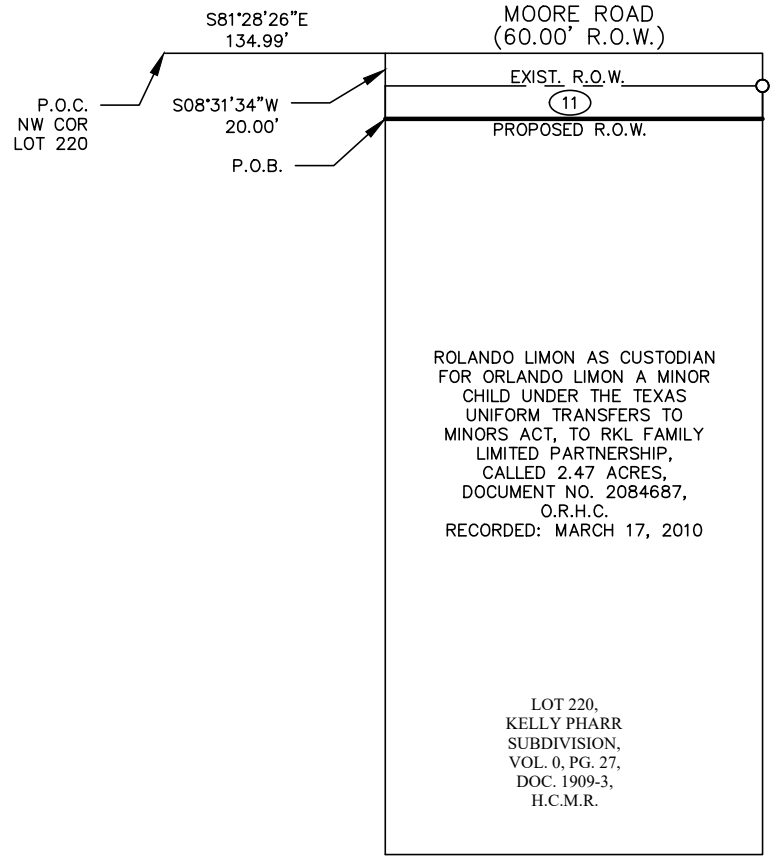
Kurt L. Schumacher
Registered Professional Land Surveyor
Texas Registration No. 6333
Kane Lindsey, LLC
2805 Fountain Plaza Blvd., Suite B
Edinburg, TX 78539
(956) 917-4809
TBPELS Firm No. 10194676



LEGEND

---	EXISTING R.O.W. LINE
---	PROPOSED R.O.W. LINE
---	PROPERTY LINE
---	LOT LINE
---	SURVEY LINE
---	PROP. BASELINE
---	COMMON PROPERTY LINE
---	DITCH LINE
---	EOP LINE
OE	OVERHEAD LINE
X	FENCE LINE
W	WATER LINE
IRR	IRRIGATION LINE
TEL	TELEPHONE LINE
WW	WASTEWATER LINE

- SET 1/2" IRON ROD WITH PLASTIC CAP STAMPED "KLSC 6333 PROP COR" (UNLESS OTHERWISE NOTED)
- FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
- O.R.H.C. - OFFICIAL RECORDS HIDALGO COUNTY
- H.C.M.R. - HIDALGO COUNTY MAP RECORDS
- H.C.D.R. - HIDALGO COUNTY DEED RECORDS
- P.O.C. - POINT OF COMMENCING
- P.O.B. - POINT OF BEGINNING
- VOL. - VOLUME
- PG. - PAGE
- R.O.W. - RIGHT OF WAY
- N.T.S. - NOT TO SCALE
- AC. - ACREAGE
- S.F. - SQUARE FEET



ROLANDO LIMON AS CUSTODIAN FOR ORLANDO LIMON A MINOR CHILD UNDER THE TEXAS UNIFORM TRANSFERS TO MINORS ACT, TO RKL FAMILY LIMITED PARTNERSHIP, CALLED 2.47 ACRES, DOCUMENT NO. 2084687, O.R.H.C. RECORDED: MARCH 17, 2010

LOT 220, KELLY PHARR SUBDIVISION, VOL. 0, PG. 27, DOC. 1909-3, H.C.M.R.



05-09-2025

- NOTES:**
- ALL BEARINGS AND COORDINATES SHOWN ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83), 2011 ADJUSTMENT. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE VALUES AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY A COMBINED ADJUSTMENT FACTOR OF 1.00004. ALL MEASUREMENTS ARE IN U.S. SURVEY FEET.
 - RECORD INFORMATION SHOWN HEREON IS BASED ON A PUBLIC RECORDS SEARCH BY THE SURVEYOR. ABSTRACTING WAS PERFORMED APRIL 2025.
 - FIELD SURVEYING WAS PERFORMED APRIL 2025.
 - A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.
 - SURVEY PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT OR COMMITMENT.
 - SURVEY SUBJECT TO HIDALGO COUNTY IRRIGATION NO. 2 CLAIMS IN FEE AND EASEMENT. BURIED IRRIGATION RUNS PARALLEL TO SOUTH RIGHT OF WAY LINE OF MOORE ROAD.

PARENT TRACT INSET FOR PARCEL NO. 11

N.T.S.
I HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED ON THE GROUND UNDER MY SUPERVISION AND THAT THIS PARCEL PLAT REPRESENTS THE FACTS AS FOUND AT THE TIME OF THE SURVEY.

KURT SCHUMACHER DATE REGISTERED PROFESSIONAL LAND SURVEYOR TEXAS REGISTRATION NO. 6333

AREA TABLE (ACRES)			
EXIST. AC.	TAKING AC./S.F.	REMAINDER AC.	
		LEFT	RIGHT
2.47	0.1057/ 4,603	2.363	

KANE - LINDSEY LLC
LAND SURVEYING CONSULTANTS
2805 Fountain Plaza Boulevard, Suite B, Edinburg, Texas 78539
(956) 917-4859
TBPELS FIRM NO. 10194676

PARCEL PLAT SHOWING PARCEL 11
MOORE ROAD PARCELS (JACKSON RD. TO VETERANS BLVD.) HIDALGO COUNTY, TEXAS
APRIL 2025
PAGE 3 OF 4 SCALE: N.T.S.

P.O.C.
NORTHWEST CORNER
OF LOT 220,
KELLY PHARR
SUBDIVISION,
VOL. 0, PG. 27,
DOC. # 1909-3,
H.C.M.R.
N: 16,588,727.76'
E: 1,085,419.18'

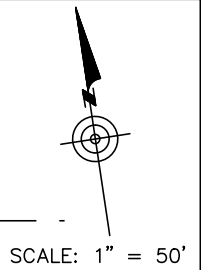
LOT 44

LOT 45

RESUBDIVISION PLAT
OF PHARR SOUTH
SUBDIVISION,
VOL. 23, PG. 65,
H.C.M.R.
LOT 46

LOT 47

LOT 48



MOORE ROAD
(60.00' R.O.W.)

VOL. 3, PGS. 133-134, H.C.M.R.
VOL. 24, PG. 57-A, H.C.M.R.
VOL. 23, PG. 65, H.C.M.R.

P.O.B.
N: 16,588,687.96'
E: 1,085,549.72'
STA: 169+53.04
O/S: 23.97' RT.

MARIA ANTONIA
ORDONEZ TO
CITY OF
PHARR,
CALLED 0.56
OF AN ACRE
DOC. #
1287037
O.R.H.C.
RECORDED:
JANUARY 15,
2004

FRANCISCO ORDONEZ
SANCHEZ, A SINGLE MAN,
ANTONIO ORDONEZ
SANCHEZ AND WIFE,
LOUISA ORDINEZ
SANCHEZ, TO HIDALGO
COUNTY DRAINAGE
DISTRICT NUMBER ONE,
CALLED 3.26 ACRES
VOL. 1026, PG. 310,
H.C.D.R.
RECORDED: DECEMBER
30, 1962

ROLANDO LIMON AS CUSTODIAN FOR ORLANDO
LIMON A MINOR CHILD UNDER THE TEXAS
UNIFORM TRANSFERS TO MINORS ACT, TO RKL
FAMILY LIMITED PARTNERSHIP,
CALLED 2.47 ACRES,
DOCUMENT NO. 2084687,
O.R.H.C.
RECORDED: MARCH 17, 2010

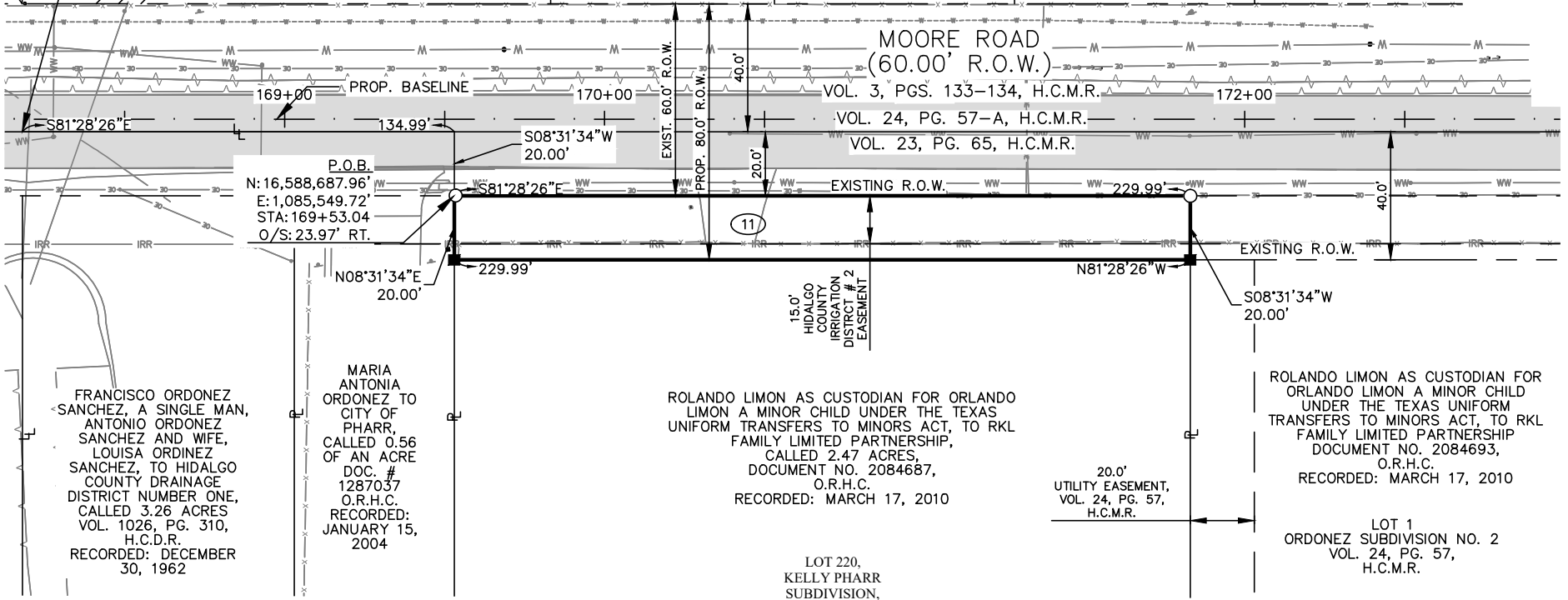
LOT 220,
KELLY PHARR
SUBDIVISION,
VOL. 0, PG. 27,
DOC. # 1909-3
H.C.M.R.

ROLANDO LIMON AS CUSTODIAN FOR
ORLANDO LIMON A MINOR CHILD
UNDER THE TEXAS UNIFORM
TRANSFERS TO MINORS ACT, TO RKL
FAMILY LIMITED PARTNERSHIP
DOCUMENT NO. 2084693,
O.R.H.C.
RECORDED: MARCH 17, 2010

LOT 1
ORDONEZ SUBDIVISION NO. 2
VOL. 24, PG. 57,
H.C.M.R.

20.0'
UTILITY EASEMENT,
VOL. 24, PG. 57,
H.C.M.R.

11



KANE - LINDSEY LLC
LAND SURVEYING CONSULTANTS
2805 Fountain Plaza Boulevard, Suite B, Edinburg, Texas 78539
(956) 917-4859
TBPELS FIRM NO. 10194676

PARCEL PLAT
SHOWING
PARCEL 11
MOORE ROAD PARCELS
(JACKSON RD. TO VETERANS BLVD.)
HIDALGO COUNTY, TEXAS
APRIL 2025

Parcel 11 Closure Report

Point of Beginning: North: 16588687.9641' East: 1085549.7192'

Segment #1: Line

Course: S81° 28' 25.57"E Length: 229.991'
North: 16588653.8652' East: 1085777.1683'

Segment #2: Line

Course: S08° 31' 34.43"W Length: 19.999'
North: 16588634.0872' East: 1085774.2032'

Segment #3: Line

Course: N81° 28' 26.28"W Length: 229.991'
North: 16588668.1854' East: 1085546.7539'

Segment #4: Line

Course: N08° 31' 34.43"E Length: 20.000'
North: 16588687.9643' East: 1085549.7192'

Perimeter: 499.981' Area: 4599.72 Sq. Ft.

Error Closure: 0.0002 Course: N08° 31' 36.17"E

Error North: 0.00021 East: 0.00003

Precision 1: 2499905.000

Units of Measure: U.S. Survey Feet

EXHIBIT: G

COUNTY: Hidalgo

LIMITS: Moore Road (Jackson Rd. to Veterans Blvd.)

PROPERTY DESCRIPTION FOR PARCEL 12

Being a 0.0358 of one acre (1,600 square feet) parcel of land situated in Hidalgo County, Texas and being out of Lot 220 Kelly-Pharr Subdivision, as recorded in Volume O, Page 27 (Document Number 1909-3) of the Deed Records, Hidalgo County, Texas, being out of a called 1.76 acre tract of land conveyed to RKL Family Limited Partnership by a Gift Deed dated January 15, 2010 and recorded on March 17, 2010 as described in Document Number 2084693 of the Official Records, Hidalgo County, Texas, said 0.0358 of one acre (1,600 square feet) parcel being more particularly described by metes and bounds as follows:

Commencing at a point, being the Northwest corner of said Lot 220, being the common corner of said Lot 220 and Lot 219 of said Kelly-Pharr Subdivision, being the Northeast corner of The Amended Plat of Buganvilla Estates Subdivision as recorded in Volume 48, Page 163 of the Map Records, Hidalgo County, Texas, and being within the existing right-of-way of Moore Road (60.0' right-of-way);

Thence, South 81°28'26" East a distance of 512.56 feet along the North line of said Lot 220, being within the existing right-of-way of said Moore Road, to a point;

Thence, South 08°31'34" West a distance of 20.00 feet over and across said Lot 220 to a point (N=16,588,631.99, E=1,085,923.11), being 23.97 feet right from centerline station 173+30.61, being on the existing South right-of-way line of said Moore Road, and being the **POINT OF BEGINNING** and the Northwest corner of this herein described parcel;

- 1. Thence**, South 81°28'26" East a distance of 77.90 feet along the existing South right-of-way line of said Moore Road to a point, being on the common line of said 1.76 acre tract of land and a called 7.00 acre tract of land conveyed to The H & E Tijerina Children's Family Limited Partnership, a Texas Limited Partnership by a Special Warranty Deed dated February 14, 2014 and recorded on February 18, 2014 as described in Document Number 2487030 of the Official Records, Hidalgo County, Texas, for the Northeast corner of this herein described parcel;
- 2. Thence**, South 08°31'34" West a distance of 20.00 feet along the common line of said called 1.76 acre tract of land and said called 7.00 acre tract of land to a set 1/2-inch iron rod with plastic cap stamped "KLSC 6333 Prop Cor", for the Southeast corner of this herein described parcel, from which a found 1/2-inch iron rod bears North 08°31'34" East a distance of 15.20 feet;

3. **Thence**, North $81^{\circ}28'26''$ West a distance of 77.90 feet over and across said called 1.76 acre tract of land to a set 1/2-inch iron rod with plastic cap stamped "KLSC 6333 Prop Cor", being on the West line of said called 1.76 acre tract of land, and being the Northeast corner of Lot 1, Ordonez Subdivision No. 2 as recorded in Volume 24, Page 57 of the Map Records, Hidalgo County, Texas, said Lot 1 being conveyed to RKL Family Limited Partnership by a Gift Deed dated January 15, 2010 and recorded on March 17, 2010 as described in Document Number 2084693 of the Official Records, Hidalgo County, Texas, for the Southwest corner of this herein described parcel;
4. **Thence**, North $08^{\circ}31'34''$ East a distance of 20.00 feet along the West line of said called 1.76 acre tract of land to the **POINT OF BEGINNING**, being a 0.0358 of one acre (1,600 square feet) parcel.

All bearings and coordinates are based on the Texas Coordinate System, South Zone, North American Datum of 1983 (2011 Adjustment, Epoch, 2010.00). All distances and coordinates shown are surface values and may be converted to grid by dividing by the TxDOT Surface Adjustment Factor of 1.00004.

Units of Measure: U.S. Survey Feet

A parcel plat of even date was prepared in conjunction with this property description.

I, hereby certify that this survey was performed on the ground under my supervision and that this property description and accompanying parcel plat represent the facts as found at the time of survey. Survey date: April, 2025.



05-09-2025

Kurt L. Schumacher
Registered Professional Land Surveyor
Texas Registration No. 6333
Kane Lindsey, LLC
2805 Fountain Plaza Blvd., Suite B
Edinburg, TX 78539
(956) 917-4809
TBPELS Firm No. 10194676



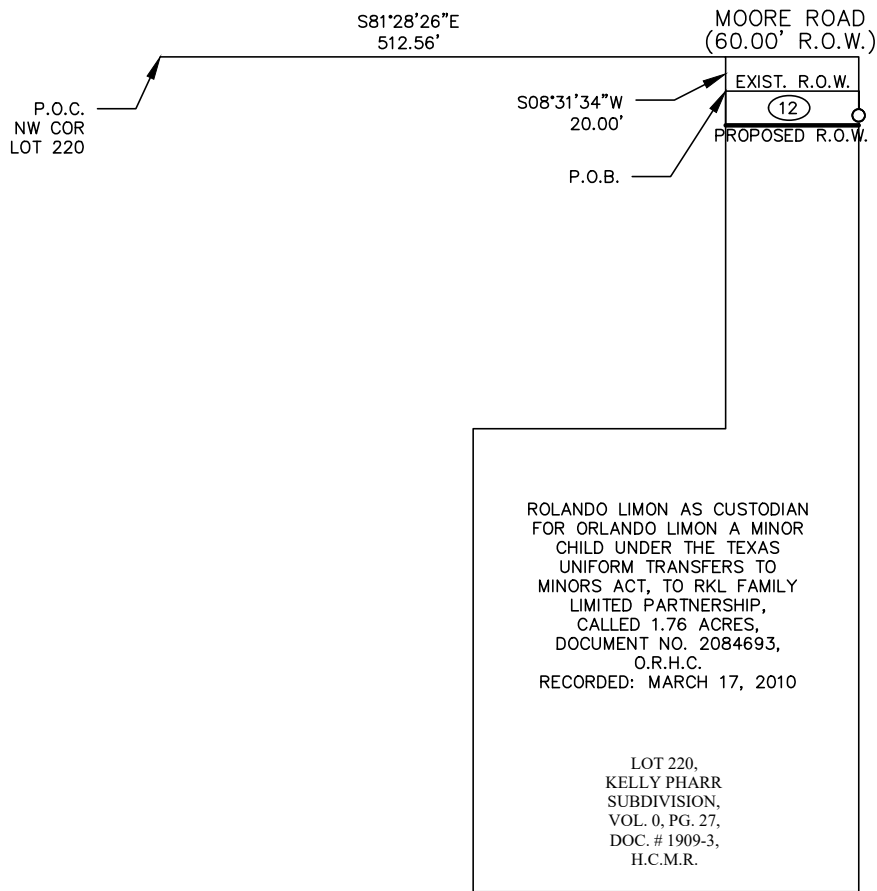
LEGEND

---	EXISTING R.O.W. LINE
---	PROPOSED R.O.W. LINE
---	PROPERTY LINE
---	LOT LINE
---	SURVEY LINE
---	PROP. BASELINE
---	COMMON PROPERTY LINE
---	DITCH LINE
---	EOP LINE
---oe---	OVERHEAD LINE
---x---	FENCE LINE
---w---	WATER LINE
---irr---	IRRIGATION LINE
---tel---	TELEPHONE LINE
---ww---	WASTEWATER LINE

- SET 1/2" IRON ROD WITH PLASTIC CAP STAMPED "KLSC 6333 PROP COR" (UNLESS OTHERWISE NOTED)
- FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
- O.R.H.C. - OFFICIAL RECORDS HIDALGO COUNTY
- H.C.M.R. - HIDALGO COUNTY MAP RECORDS
- H.C.D.R. - HIDALGO COUNTY DEED RECORDS
- P.O.C. - POINT OF COMMENCING
- P.O.B. - POINT OF BEGINNING
- VOL. - VOLUME
- PG. - PAGE
- R.O.W. - RIGHT OF WAY
- N.T.S. - NOT TO SCALE
- AC. - ACREAGE
- S.F. - SQUARE FEET

NOTES:

1. ALL BEARINGS AND COORDINATES SHOWN ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83), 2011 ADJUSTMENT. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE VALUES AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY A COMBINED ADJUSTMENT FACTOR OF 1.00004. ALL MEASUREMENTS ARE IN U.S. SURVEY FEET.
2. RECORD INFORMATION SHOWN HEREON IS BASED ON A PUBLIC RECORDS SEARCH BY THE SURVEYOR. ABSTRACTING WAS PERFORMED APRIL 2025.
3. FIELD SURVEYING WAS PERFORMED APRIL 2025.
4. A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.
5. SURVEY PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT OR COMMITMENT.
6. SURVEY SUBJECT TO HIDALGO COUNTY IRRIGATION NO. 2 CLAIMS IN FEE AND EASEMENT. BURIED IRRIGATION RUNS PARALLEL TO SOUTH RIGHT OF WAY LINE OF MOORE ROAD.



05-09-2025

PARENT TRACT INSET FOR
PARCEL NO. 12

N.T.S.

I HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED ON THE GROUND UNDER MY SUPERVISION AND THAT THIS PARCEL PLAT REPRESENTS THE FACTS AS FOUND AT THE TIME OF THE SURVEY.

KURT SCHUMACHER DATE
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION NO. 6333

AREA TABLE (ACRES)			
EXIST. AC.	TAKING AC./S.F.	REMAINDER AC.	
		LEFT	RIGHT
1.76	0.0358/ 1,600	1.724	

KANE - LINDSEY LLC
LAND SURVEYING CONSULTANTS
 2805 Fountain Plaza Boulevard, Suite B, Edinburg, Texas 78539
 (956) 917-4859
 TBPELS FIRM NO. 10194676

PARCEL PLAT
 SHOWING
 PARCEL 12
 MOORE ROAD PARCELS
 (JACKSON RD. TO VETERANS BLVD.)
 HIDALGO COUNTY, TEXAS
 APRIL 2025

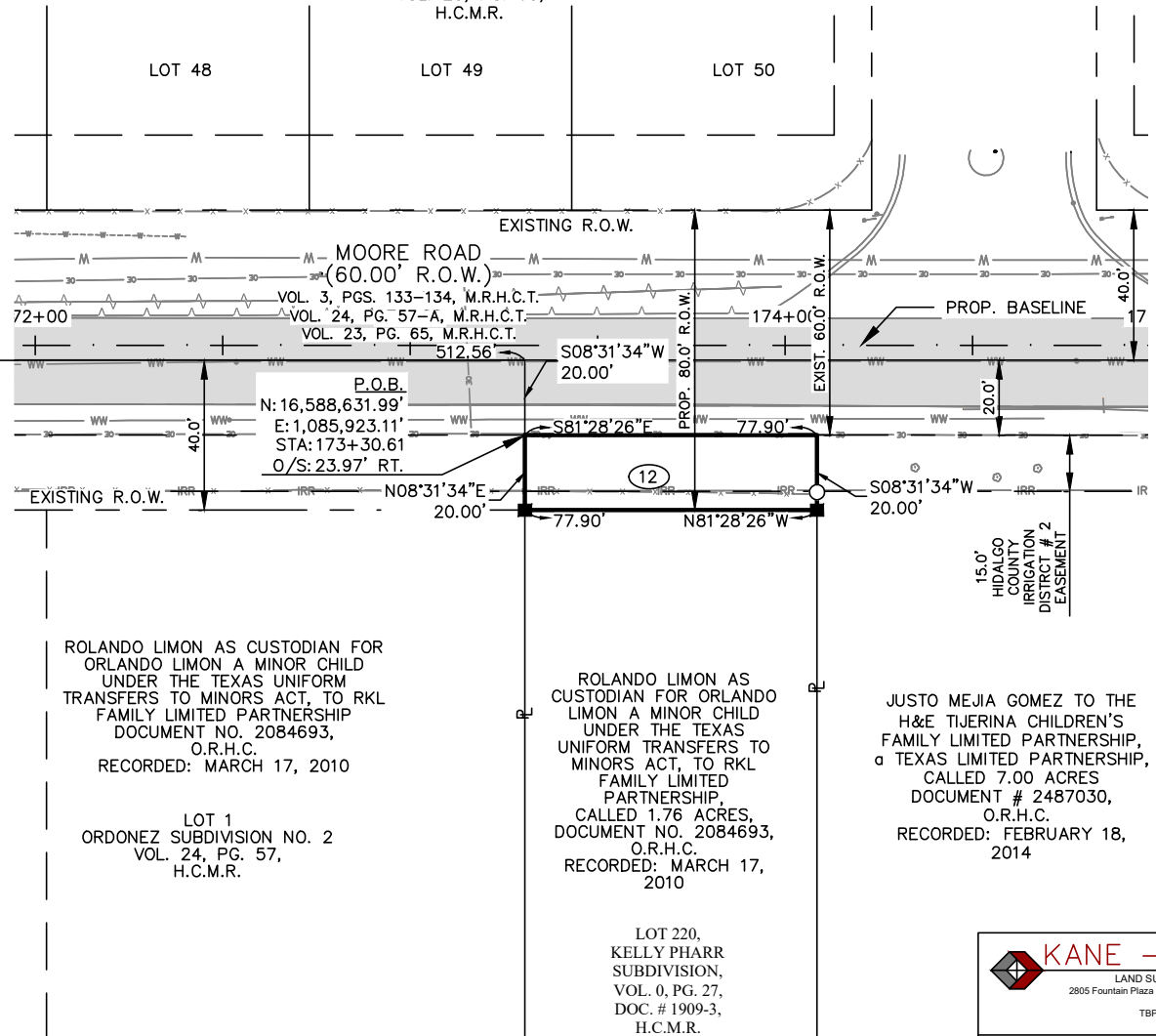
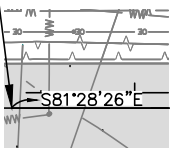
PAGE 3 OF 4
SCALE: N.T.S.

RESUBDIVISION PLAT
OF PHARR SOUTH
SUBDIVISION,
VOL. 23, PG. 65,
H.C.M.R.



SCALE: 1" = 50'

P.O.C.
NORTHWEST CORNER
OF LOT 220,
KELYL PHARR
SUBDIVISION,
VOL. 0, PG. 27,
DOC. # 1909-3,
H.C.M.R.
N: 16,588,727.76'
E: 1,085,419.18'



KANE - LINDSEY LLC
LAND SURVEYING CONSULTANTS
2805 Fountain Plaza Boulevard, Suite B, Edinburg, Texas 78539
(956) 917-4859
TBPELS FIRM NO. 10194676

PARCEL PLAT
SHOWING
PARCEL 12
MOORE ROAD PARCELS
(JACKSON RD. TO VETERANS BLVD.)
HIDALGO COUNTY, TEXAS
APRIL 2025
PAGE 3 OF 4 SCALE: 1" = 50'

Parcel 12 Closure Report

Point of Beginning: North: 16588631.9855' East: 1085923.1112'

Segment #1: Line

Course: S81° 28' 25.57"E Length: 77.900'
North: 16588620.4359' East: 1086000.1503'

Segment #2: Line

Course: S08° 31' 34.43"W Length: 19.999'
North: 16588600.6579' East: 1085997.1852'

Segment #3: Line

Course: N81° 28' 25.57"W Length: 77.900'
North: 16588612.2076' East: 1085920.1461'

Segment #4: Line

Course: N08° 31' 34.43"E Length: 19.999'
North: 16588631.9855' East: 1085923.1112'

Perimeter: 195.798' Area: 1557.93 Sq. Ft.

Error Closure: 0.0000 Course: N00° 00' 00.00"E

Error North: 0.00000 East: 0.00000

Precision 1: 195798000.000

Units of Measure: U.S. Survey Feet

EXHIBIT: H

COUNTY: Hidalgo

LIMITS: Moore Road (Jackson Rd. to Veterans Blvd.)

PROPERTY DESCRIPTION FOR PARCEL 13

Being a 0.2398 of one acre (10,445 square feet) parcel of land situated in Hidalgo County, Texas and being out of Lot 220 Kelly-Pharr Subdivision, as recorded in Volume O, Page 27 (Document Number 1909-3) of the Deed Records, Hidalgo County, Texas, being out of a 5.56 acre remainder of a called 7.00 acre tract of land conveyed to The H & E Tijerina Children's Family Limited Partnership, a Texas Limited Partnership by a Special Warranty Deed dated February 14, 2014 and recorded on February 18, 2014 as described in Document Number 2487030 of the Official Records, Hidalgo County, Texas, said 0.2398 of one acre (10,445 square feet) parcel being more particularly described by metes and bounds as follows:

Commencing at a point, being the Northeast corner of said Lot 220, and being the intersection of the centerlines of Moore Road (60.0' right-of-way) and U.S. Highway 281-Cage Blvd. (110.00 right-of-way);

Thence, North 81°28'26" West a distance of 207.59 feet along the North line of said Lot 220, being within the existing right-of-way of said Moore Road, to a point, being the Northeast corner of said 5.56 acre remainder tract of land;

Thence, South 08°31'34" West a distance of 20.00 feet over and across said Lot 220, being the East line of said 5.56 acre remainder tract of land to a point (N=16,588,543.05, E=1,086,516.33), being 23.97 feet right from centerline station 179+30.46, being on the existing South right-of-way line of said Moore Road, and being the **POINT OF BEGINNING** and the Northeast corner of this herein described parcel;

1. **Thence**, South 08°31'34" West a distance of 15.00 feet continuing along the East line of said remainder 5.56 acre tract of land to a set 1/2-inch iron rod with plastic cap stamped "KLSC 6333 Prop Cor", being on the North line of a City of Pharr Easement as established by Circle K Pharr Subdivision Phase 1 Lot 1 as recorded in Document Number 3561518 of the Map Records, Hidalgo County, Texas, for a corner of this herein described parcel;
2. **Thence**, North 81°28'25" West a distance of 87.41 feet along said City of Pharr Easement to a set 1/2-inch iron rod with plastic cap stamped "KLSC 6333 Prop Cor", being on the common line of said 5.56 acre remainder tract of land and said Circle K Pharr Subdivision, for a corner of this herein described parcel;
3. **Thence**, South 08°31'34" West a distance of 5.00 feet along the common line of said 5.56 acre remainder tract of land and said Circle K Pharr Subdivision to a set 1/2-inch iron rod with plastic cap stamped "KLSC 6333 Prop Cor", for a corner of this herein described parcel;

4. **Thence**, North $81^{\circ}28'26''$ West a distance of 434.54 feet over and across said 5.56 acre remainder tract of land to a set 1/2-inch iron rod with plastic cap stamped "KLSC 6333 Prop Cor", being on the common line of said 5.56 acre remainder tract of land and a called 1.76 acre tract of land conveyed to RKL Family Limited Partnership by a Gift Deed dated January 15, 2010 and recorded on March 17, 2010 as described in Document Number 2084693 of the Official Records, Hidalgo County, Texas, for the Southwest corner of this herein described parcel;
5. **Thence**, North $08^{\circ}31'34''$ East a distance of 20.00 feet along the common line of said 5.56 acre remainder tract of land and said called 1.76 acre tract of land to a point, being on the existing South right-of-way line of said Moore Road, for the Northwest corner of this herein described parcel;
6. **Thence**, South $81^{\circ}28'26''$ East a distance of 521.95 feet along the existing South right-of-way line of said Moore Road to the **POINT OF BEGINNING**, being a 0.2398 of one acre (10,445 square feet) parcel.

All bearings and coordinates are based on the Texas Coordinate System, South Zone, North American Datum of 1983 (2011 Adjustment, Epoch, 2010.00). All distances and coordinates shown are surface values and may be converted to grid by dividing by the TxDOT Surface Adjustment Factor of 1.00004.

Units of Measure: U.S. Survey Feet

A parcel plat of even date was prepared in conjunction with this property description.

I, hereby certify that this survey was performed on the ground under my supervision and that this property description and accompanying parcel play represent the facts as found at the time of survey. Survey date: April, 2025.

05-09-2025

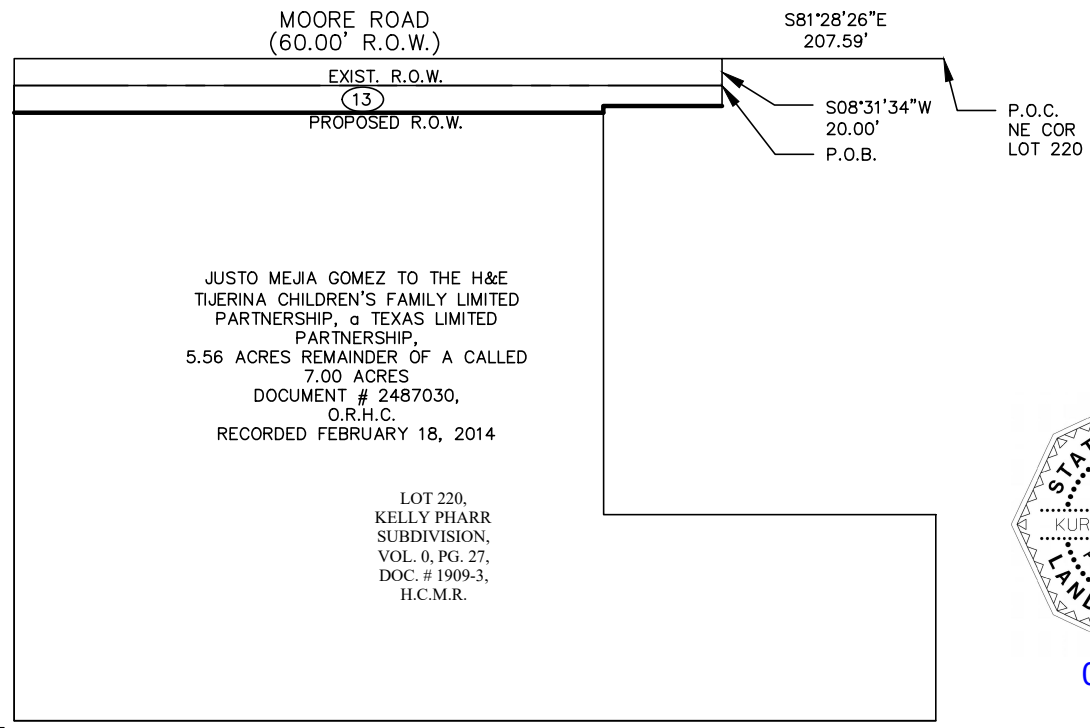
Kurt L. Schumacher
Registered Professional Land Surveyor
Texas Registration No. 6333
Kane Lindsey, LLC
2805 Fountain Plaza Blvd., Suite B
Edinburg, TX 78539
(956) 917-4809
TBPELS Firm No. 10194676



LEGEND

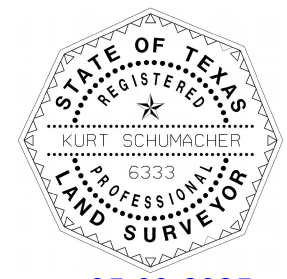
	EXISTING R.O.W. LINE
	PROPOSED R.O.W. LINE
	PROPERTY LINE
	LOT LINE
	SURVEY LINE
	PROP. BASELINE
	COMMON PROPERTY LINE
	DITCH LINE
	EOP LINE
	OVERHEAD LINE
	FENCE LINE
	WATER LINE
	IRRIGATION LINE
	TELEPHONE LINE
	WASTEWATER LINE

- SET 1/2" IRON ROD WITH PLASTIC CAP STAMPED "KLSC 6333 PROP COR" (UNLESS OTHERWISE NOTED)
- FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
- O.R.H.C. - OFFICIAL RECORDS HIDALGO COUNTY
- H.C.M.R. - HIDALGO COUNTY MAP RECORDS
- H.C.D.R. - HIDALGO COUNTY DEED RECORDS
- P.O.C. - POINT OF COMMENCING
- P.O.B. - POINT OF BEGINNING
- VOL. - VOLUME
- PG. - PAGE
- R.O.W. - RIGHT OF WAY
- N.T.S. - NOT TO SCALE
- AC. - ACREAGE
- S.F. - SQUARE FEET



JUSTO MEJIA GOMEZ TO THE H&E
 TIJERINA CHILDREN'S FAMILY LIMITED
 PARTNERSHIP, a TEXAS LIMITED
 PARTNERSHIP,
 5.56 ACRES REMAINDER OF A CALLED
 7.00 ACRES
 DOCUMENT # 2487030,
 O.R.H.C.
 RECORDED FEBRUARY 18, 2014

LOT 220,
 KELLY PHARR
 SUBDIVISION,
 VOL. 0, PG. 27,
 DOC. # 1909-3,
 H.C.M.R.



- NOTES:**
1. ALL BEARINGS AND COORDINATES SHOWN ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83), 2011 ADJUSTMENT. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE VALUES AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY A COMBINED ADJUSTMENT FACTOR OF 1.00004. ALL MEASUREMENTS ARE IN U.S. SURVEY FEET.
 2. RECORD INFORMATION SHOWN HEREON IS BASED ON A PUBLIC RECORDS SEARCH BY THE SURVEYOR. ABSTRACTING WAS PERFORMED APRIL 2025.
 3. FIELD SURVEYING WAS PERFORMED APRIL 2025.
 4. A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.
 5. SURVEY PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT OR COMMITMENT.
 6. SURVEY SUBJECT TO HIDALGO COUNTY IRRIGATION NO. 2 CLAIMS IN FEE AND EASEMENT. BURIED IRRIGATION RUNS PARALLEL TO SOUTH RIGHT OF WAY LINE OF MOORE ROAD.

PARENT TRACT INSET FOR
 PARCEL NO. 13

N.T.S.
 I HEREBY CERTIFY THAT THIS SURVEY
 WAS PERFORMED ON THE GROUND UNDER
 MY SUPERVISION AND THAT THIS PARCEL
 PLAT REPRESENTS THE FACTS AS FOUND
 AT THE TIME OF THE SURVEY.

KURT SCHUMACHER DATE
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION NO. 6333

EXIST. AC.	TAKING AC./S.F.	REMAINDER AC.	
		LEFT	RIGHT
5.56	0.2398/ 10,445	5.320	

KANE - LINDSEY LLC
 LAND SURVEYING CONSULTANTS
 2805 Fountain Plaza Boulevard, Suite B, Edinburg, Texas 78539
 (956) 917-4859
 TBPELS FIRM NO. 10194676

PARCEL PLAT
 SHOWING
 PARCEL 13
 MOORE ROAD PARCELS
 (JACKSON RD. TO VETERANS BLVD.)
 HIDALGO COUNTY, TEXAS
 APRIL 2025

PAGE 3 OF 5 SCALE: N.T.S.

VACATING AND RESUBDIVISION
 PLAT OF SOUTHGATE
 SUBDIVISION,
 VOL. 23, PG. 65,
 H.C.M.R.

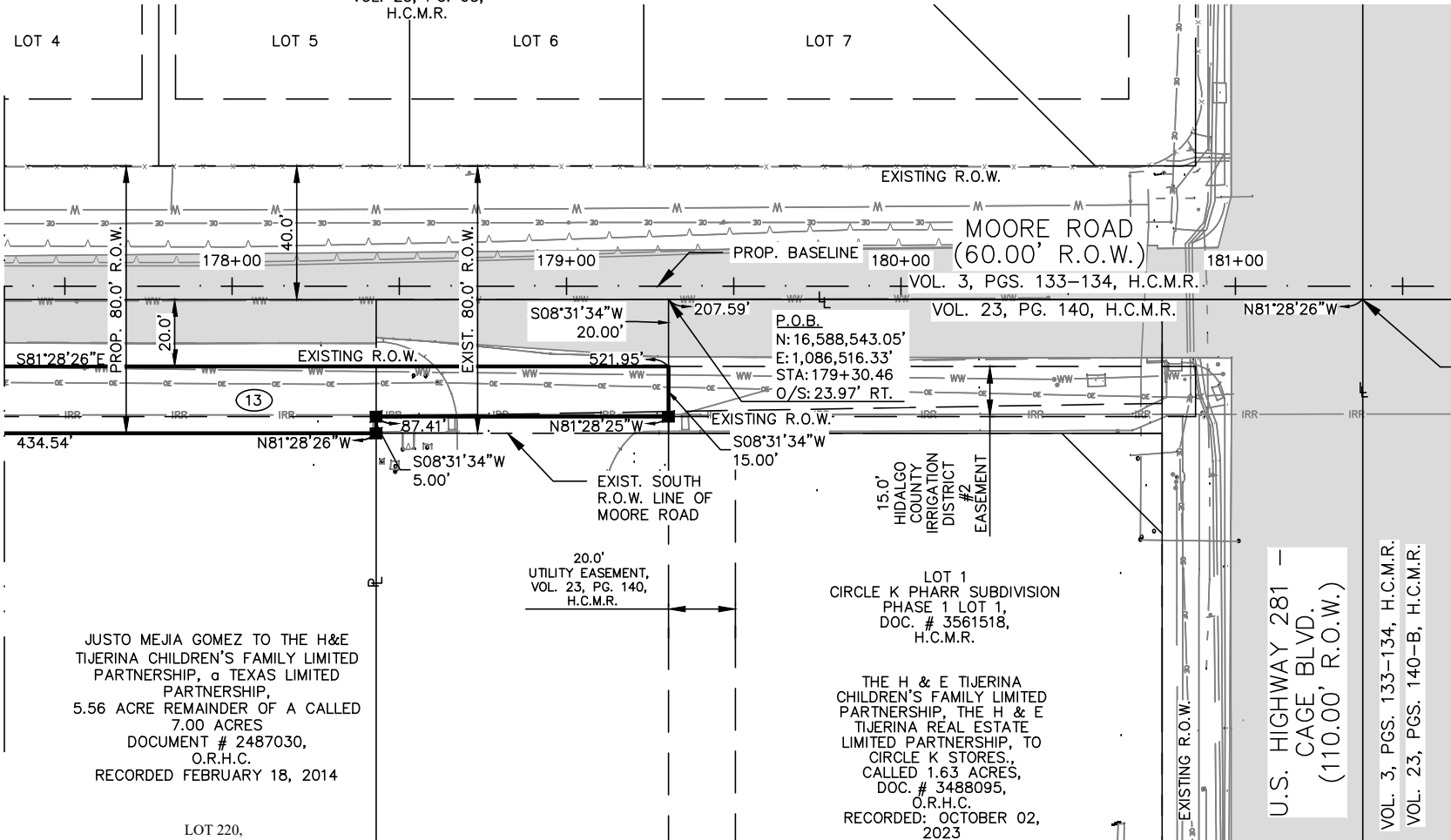
LOT 4 LOT 5 LOT 6 LOT 7



SCALE: 1" = 50'

P.O.C.
 NORTHEAST CORNER
 OF LOT 220,
 KELLY PHARR
 SUBDIVISION,
 VOL. 0, PG. 27,
 DOC. # 1909-3,
 H.C.M.R.
 N: 16,588,532.05'
 E: 1,086,724.59'

MATCHLINE A-A



JUSTO MEJIA GOMEZ TO THE H&E
 TIJERINA CHILDREN'S FAMILY LIMITED
 PARTNERSHIP, a TEXAS LIMITED
 PARTNERSHIP,
 5.56 ACRE REMAINDER OF A CALLED
 7.00 ACRES
 DOCUMENT # 2487030,
 O.R.H.C.
 RECORDED FEBRUARY 18, 2014

LOT 220,
 KELLY PHARR
 SUBDIVISION,
 VOL. 0, PG. 27,
 DOC. # 1909-3
 H.C.M.R.

LOT 1
 CIRCLE K PHARR SUBDIVISION
 PHASE 1 LOT 1,
 DOC. # 3561518,
 H.C.M.R.

THE H & E TIJERINA
 CHILDREN'S FAMILY LIMITED
 PARTNERSHIP, THE H & E
 TIJERINA REAL ESTATE
 LIMITED PARTNERSHIP, TO
 CIRCLE K STORES.,
 CALLED 1.63 ACRES,
 DOC. # 3488095,
 O.R.H.C.
 RECORDED: OCTOBER 02,
 2023

U.S. HIGHWAY 281 -
 CAGE BLVD.
 (110.00' R.O.W.)

VOL. 3, PGS. 133-134, H.C.M.R.
 VOL. 23, PGS. 140-B, H.C.M.R.

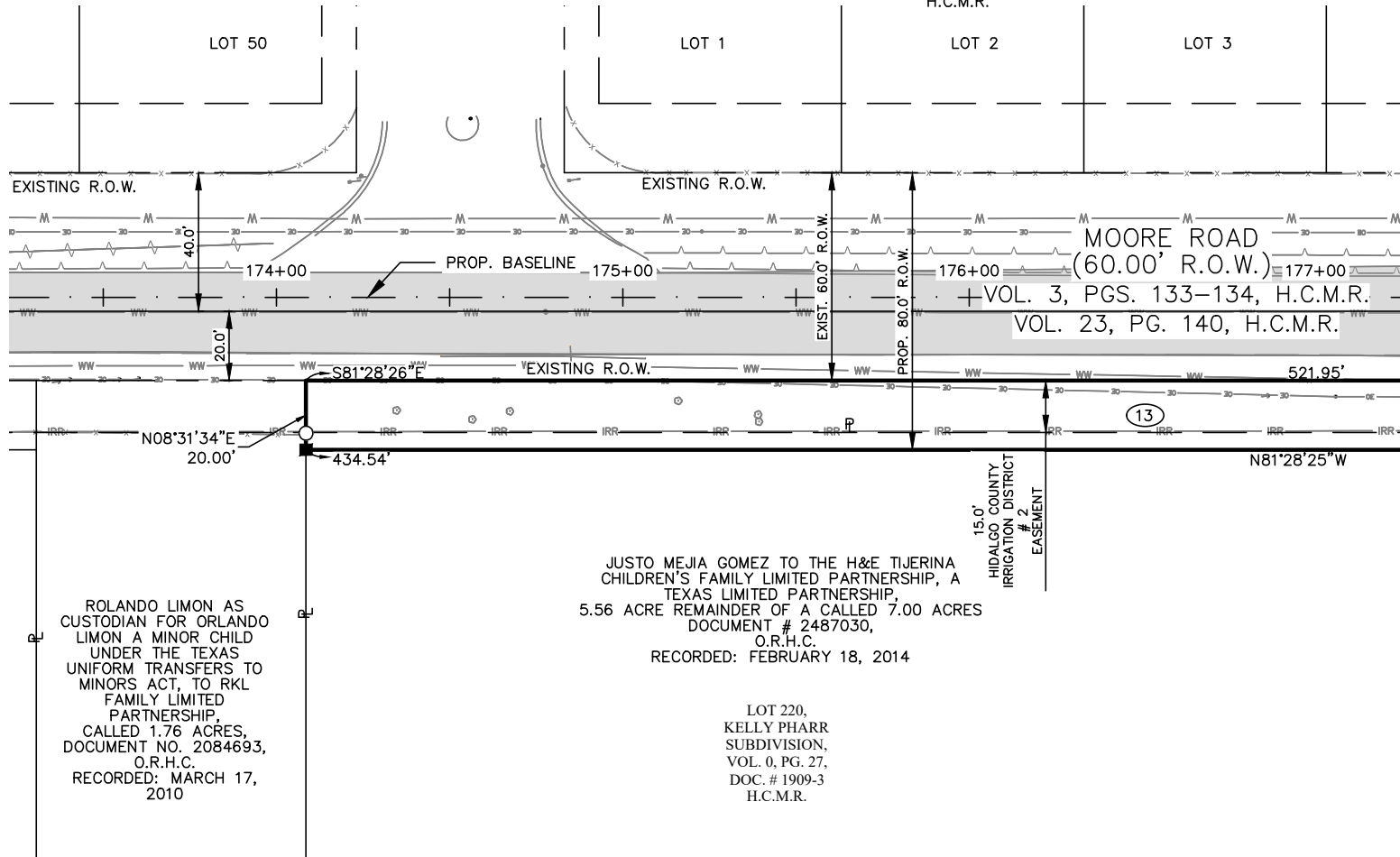
KANE - LINDSEY LLC
 LAND SURVEYING CONSULTANTS
 2805 Fountain Plaza Boulevard, Suite B, Edinburg, Texas 78539
 (361) 917-4859
 TBPELS FIRM NO. 10194676

PARCEL PLAT
 SHOWING
 PARCEL 13
 MOORE ROAD PARCELS
 (JACKSON RD. TO VETERANS BLVD.)
 HIDALGO COUNTY, TEXAS
 APRIL 2025
 PAGE 4 OF 5 SCALE: 1" = 50'

VACATING AND
RESUBDIVISION PLAT OF
SOUTHGATE
SUBDIVISION,
VOL. 23, PG. 65,
H.C.M.R.



SCALE: 1" = 50'



ROLANDO LIMON AS
CUSTODIAN FOR ORLANDO
LIMON A MINOR CHILD
UNDER THE TEXAS
UNIFORM TRANSFERS TO
MINORS ACT, TO RKL
FAMILY LIMITED
PARTNERSHIP,
CALLED 1.76 ACRES,
DOCUMENT NO. 2084693,
O.R.H.C.
RECORDED: MARCH 17,
2010

JUSTO MEJIA GOMEZ TO THE H&E TIJERINA
CHILDREN'S FAMILY LIMITED PARTNERSHIP, A
TEXAS LIMITED PARTNERSHIP,
5.56 ACRE REMAINDER OF A CALLED 7.00 ACRES
DOCUMENT # 2487030,
O.R.H.C.
RECORDED: FEBRUARY 18, 2014

LOT 220,
KELLY PHARR
SUBDIVISION,
VOL. 0, PG. 27,
DOC. # 1909-3
H.C.M.R.

15.0'
HIDALGO COUNTY
IRRIGATION DISTRICT
2
EASEMENT

KANE - LINDSEY LLC
LAND SURVEYING CONSULTANTS
2805 Fountain Plaza Boulevard, Suite B, Edinburg, Texas 78539
(956) 917-4859
TBPELS FIRM NO. 10194676

PARCEL PLAT
SHOWING
PARCEL 13
MOORE ROAD PARCELS
(JACKSON RD. TO VETERANS BLVD.)
HIDALGO COUNTY, TEXAS
APRIL 2025

Parcel 13 Closure Report

Point of Beginning: North: 16588543.0506' East: 1086516.3306'

Segment #1: Line

Course: S08° 31' 34.43"W Length: 14.999'
North: 16588528.2174' East: 1086514.1068'

Segment #2: Line

Course: N81° 28' 25.10"W Length: 87.406'
North: 16588541.1766' East: 1086427.6668'

Segment #3: Line

Course: S08° 31' 34.43"W Length: 5.000'
North: 16588536.2319' East: 1086426.9255'

Segment #4: Line

Course: N81° 28' 25.57"W Length: 434.543'
North: 16588600.6582' East: 1085997.1850'

Segment #5: Line

Course: N08° 31' 34.43"E Length: 19.999'
North: 16588620.4361' East: 1086000.1501'

Segment #6: Line

Course: S81° 28' 25.57"E Length: 521.949'
North: 16588543.0508' East: 1086516.3306'

Perimeter: 1083.897' Area: 10001.54 Sq. Ft.

Error Closure: 0.0002 Course: N08° 31' 34.59"E

Error North: 0.00020 East: 0.00003

Precision 1: 5419480.000

Units of Measure: U.S. Survey Feet

EXHIBIT: I

COUNTY: Hidalgo

LIMITS: Moore Road (Jackson Rd. to Veterans Blvd.)

PROPERTY DESCRIPTION FOR PARCEL 14

Being a 0.0172 of one acre (749 square feet) parcel of land situated in Hidalgo County, Texas and being out of Lot 8, Vacating & Resubdivision Plat of Southgate Subdivision, as recorded in Volume 23, Page 65 of the Map Records, Hidalgo County, Texas, said Lot 8 being conveyed to Kai J. Nuernberger, as Trustee of the Pioveson Family Irrevocable Trust by a General Warranty Deed dated December 1, 2021 and recorded on January 4, 2022 as described in Document Number 3297177 of the Official Records, Hidalgo County, Texas, said 0.0172 of one acre (749 square feet) parcel being more particularly described by metes and bounds as follows:

Commencing at a point, being the Southeast corner of Lot 213, Kelly-Pharr Subdivision, as recorded in Volume O, Page 27 (Document Number 1909-3) of the Deed Records, Hidalgo County, Texas, and being the intersection of the centerlines of Moore Road (80.0' right-of-way) and U.S. Highway 281-Cage Blvd. (100.0' right-of-way);

Thence, North 08°31'34" East a distance of 40.03 feet along the East line of said Lot 213, being within the existing right-of-way of said U.S. Highway 281-Cage Blvd., to a point;

Thence, North 81°28'26" West a distance of 50.00 feet over and across said Lot 213 to a point (N=16,588,579.05, E=1,086,681.08), being 36.06 feet left from centerline station 180+88.05, being on the existing North right-of-way line of said Moore Road, and being the **POINT OF BEGINNING** and the Southeast corner of this herein described parcel;

- 1. Thence**, North 81°28'26" West a distance of 29.98 feet along the existing North right-of-way line of said Moore Road to a point, being the common corner of said Lot 8 and Lot 7 of said Vacating & Resubdivision Plat of Southgate Subdivision, said Lot 7 being conveyed to Olivia De La Fuente Robie, as Trustee of the Olivia Robie Family Trust by a Special Warranty Deed dated May 11, 2022 and recorded May 12, 2022 as described in Document Number 3341536 of the Official Records, Hidalgo County, Texas, for the Southwest corner of this herein described parcel;
- 2. Thence**, North 39°29'24" East a distance of 58.27 feet over and across said Lot 8 to a point, being on the existing West right-of-way line of said U.S. Highway 281-Cage Blvd., for the Northeast corner of this herein described parcel;

- 3. Thence**, South 08°31'34" West a distance of 49.97 feet along the existing West right-of-way line of said U.S. Highway 281-Cage Blvd to the **POINT OF BEGINNING**, being a 0.0172 of one acre (749 square feet) parcel.

All bearings and coordinates are based on the Texas Coordinate System, South Zone, North American Datum of 1983 (2011 Adjustment, Epoch, 2010.00). All distances and coordinates shown are surface values and may be converted to grid by dividing by the TxDOT Surface Adjustment Factor of 1.00004.

Units of Measure: U.S. Survey Feet

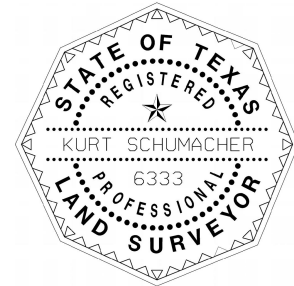
A parcel plat of even date was prepared in conjunction with this property description.

I, hereby certify that this survey was performed on the ground under my supervision and that this property description and accompanying parcel plat represent the facts as found at the time of survey. Survey date: April, 2025.



05-09-2025

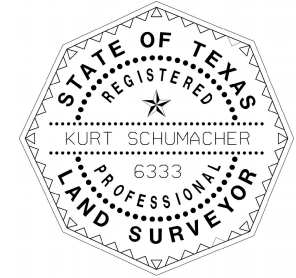
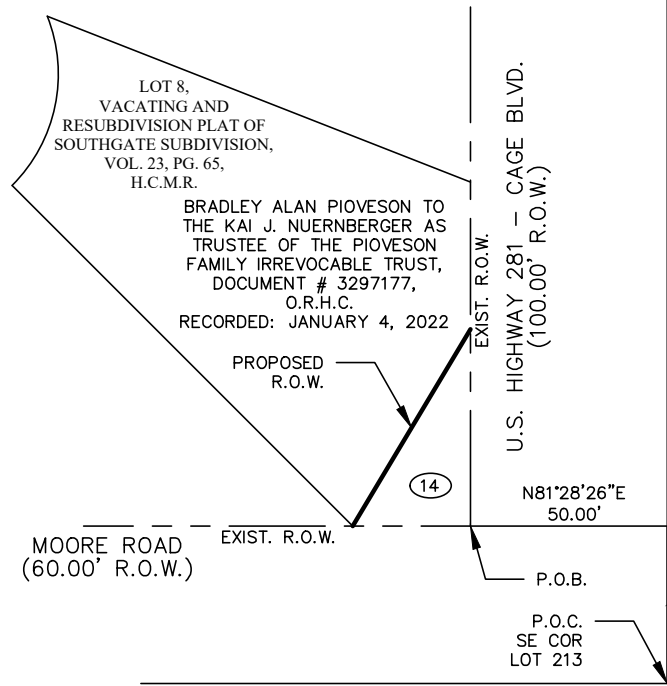
Kurt L. Schumacher
Registered Professional Land Surveyor
Texas Registration No. 6333
Kane Lindsey, LLC
2805 Fountain Plaza Blvd., Suite B
Edinburg, TX 78539
(956) 917-4809
TBPELS Firm No. 10194676



LEGEND

	EXISTING R.O.W. LINE
	PROPOSED R.O.W. LINE
	PROPERTY LINE
	LOT LINE
	SURVEY LINE
	PROP. BASELINE
	COMMON PROPERTY LINE
	DITCH LINE
	EOP LINE
	OVERHEAD LINE
	FENCE LINE
	WATER LINE
	IRRIGATION LINE
	TELEPHONE LINE
	WASTEWATER LINE

- SET 1/2" IRON ROD WITH PLASTIC CAP STAMPED "KLSC 6333 PROP COR" (UNLESS OTHERWISE NOTED)
- FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
- O.R.H.C. - OFFICIAL RECORDS HIDALGO COUNTY
- H.C.M.R. - HIDALGO COUNTY MAP RECORDS
- H.C.D.R. - HIDALGO COUNTY DEED RECORDS
- P.O.C. - POINT OF COMMENCING
- P.O.B. - POINT OF BEGINNING
- VOL. - VOLUME
- PG. - PAGE
- R.O.W. - RIGHT OF WAY
- N.T.S. - NOT TO SCALE
- AC. - ACREAGE
- S.F. - SQUARE FEET



05-09-2025

- NOTES:**
1. ALL BEARINGS AND COORDINATES SHOWN ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83), 2011 ADJUSTMENT. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE VALUES AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY A COMBINED ADJUSTMENT FACTOR OF 1.00004. ALL MEASUREMENTS ARE IN U.S. SURVEY FEET.
 2. RECORD INFORMATION SHOWN HEREON IS BASED ON A PUBLIC RECORDS SEARCH BY THE SURVEYOR. ABSTRACTING WAS PERFORMED APRIL 2025.
 3. FIELD SURVEYING WAS PERFORMED APRIL 2025.
 4. A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.
 5. SURVEY PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT OR COMMITMENT.
 6. SURVEY SUBJECT TO HIDALGO COUNTY IRRIGATION NO. 2 CLAIMS IN FEE AND EASEMENT. BURIED IRRIGATION RUNS PARALLEL TO SOUTH RIGHT OF WAY LINE OF MOORE ROAD.

PARENT TRACT INSET FOR
PARCEL NO. 14

N.T.S.
I HEREBY CERTIFY THAT THIS SURVEY
WAS PERFORMED ON THE GROUND UNDER
MY SUPERVISION AND THAT THIS PARCEL
PLAT REPRESENTS THE FACTS AS FOUND
AT THE TIME OF THE SURVEY.

KURT SCHUMACHER DATE
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6333

AREA TABLE (ACRES)			
EXIST. AC.	TAKING AC./S.F.	REMAINDER AC.	
		LEFT	RIGHT
0.20	0.0172/ 749	0.1828	

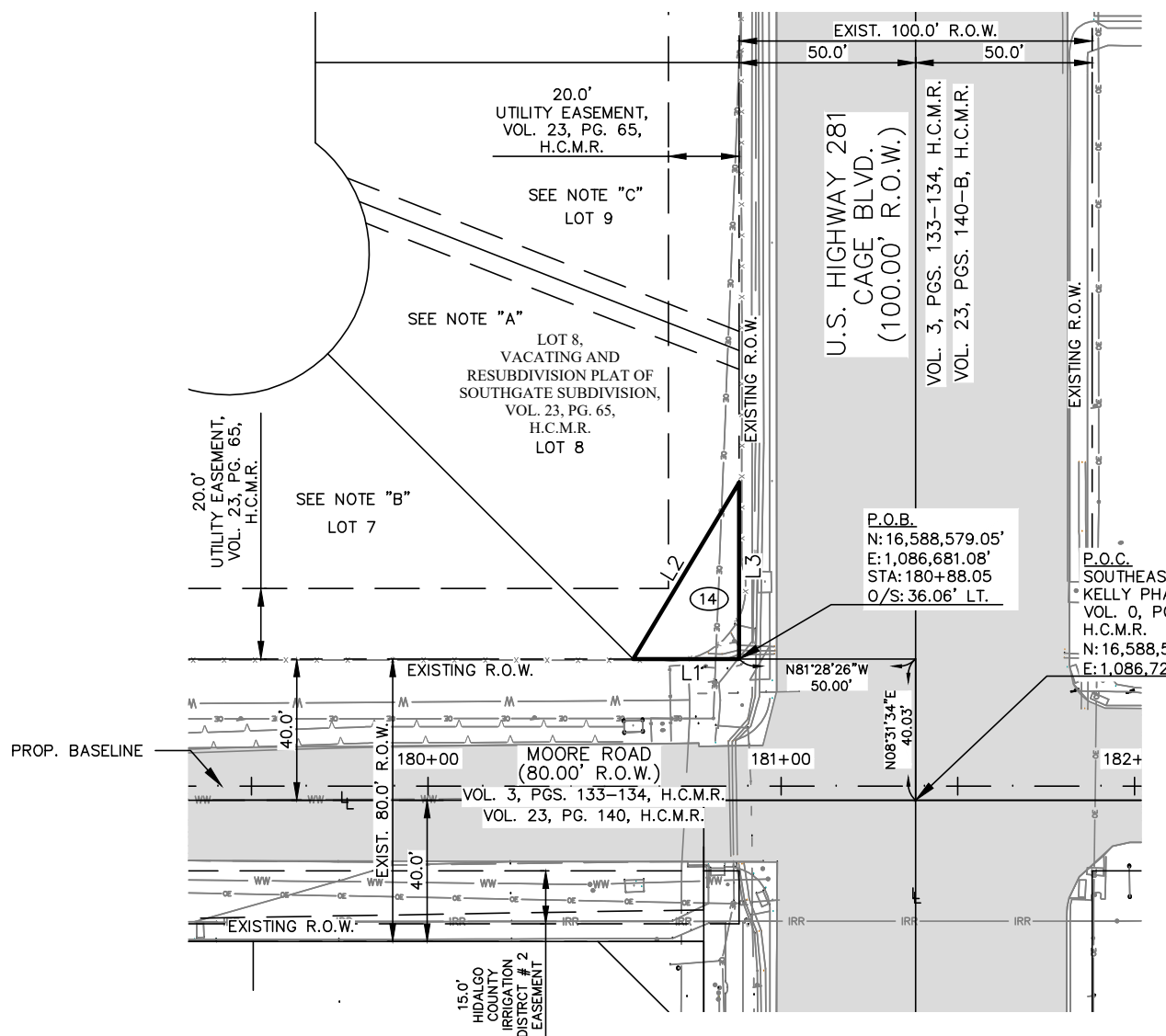
KANE - LINDSEY LLC
LAND SURVEYING CONSULTANTS
2805 Fountain Plaza Boulevard, Suite B, Edinburg, Texas 78539
(956) 917-4859
TBPELS FIRM NO. 10194676

PARCEL PLAT
SHOWING
PARCEL 14
MOORE ROAD PARCELS
(JACKSON RD. TO VETERANS BLVD.)
HIDALGO COUNTY, TEXAS
APRIL 2025
PAGE 3 OF 4 SCALE: N.T.S.



SCALE: 1" = 50'

- NOTE "A":**
 BRADLEY ALAN PIOVESON TO THE KAI J. NUERNBERGER AS TRUSTEE OF THE PIOVESON FAMILY IRREVOCABLE TRUST, DOCUMENT # 3297177, O.R.H.C., RECORDED: JANUARY 4, 2022
- NOTE "B":**
 OLIVIA ROBIE AKA OLIVIA DE LA FUENTE ROBIE TO OLIVIA DE LA FUENTE ROBIE, AS TRUSTEE OF THE OLIVIA ROBIE FAMILY TRUST, DOCUMENT # 3341536, O.R.H.C., RECORDED: MAY 12, 2022
- NOTE "C":**
 DELIA V. GARZA TO BLANCA ESTELA REYES AGUILAR, DOCUMENT # 3592899, O.R.H.C., RECORDED: OCTOBER 28, 2024



Parcel Line Table		
Line #	Length	Direction
L1	29.98'	N81°28'26"W
L2	58.27'	N39°29'24"E
L3	49.97'	S08°31'34"W

KANE - LINDSEY LLC
 LAND SURVEYING CONSULTANTS
 2805 Fountain Plaza Boulevard, Suite B, Edinburg, Texas 78539
 (361) 917-4859
 TBPELS FIRM NO. 10194676

PARCEL PLAT
 SHOWING
 PARCEL 14
 MOORE ROAD PARCELS
 (JACKSON RD. TO VETERANS BLVD.)
 HIDALGO COUNTY, TEXAS
 APRIL 2025

Parcel 14 Closure Report

Point of Beginning: North: 16588579.0517' East: 1086681.0826'

Segment #1: Line

Course: N81° 28' 25.57"W Length: 29.981'
North: 16588583.4968' East: 1086651.4330'

Segment #2: Line

Course: N39° 29' 23.96"E Length: 58.272'
North: 16588628.4673' East: 1086688.4907'

Segment #3: Line

Course: S08° 31' 34.10"W Length: 49.968'
North: 16588579.0516' East: 1086681.0824'

Perimeter: 138.220' Area: 749.03 Sq. Ft.

Error Closure: 0.0003 Course: S60° 32' 52.37"W

Error North: -0.00014 East: -0.00025

Precision 1: 460736.667

Units of Measure: U.S. Survey Feet

EXHIBIT: J

COUNTY: Hidalgo

LIMITS: Moore Road (Jackson Rd. to Veterans Blvd.)

PROPERTY DESCRIPTION FOR PARCEL 15

Being a 0.0184 of one acre (801 square feet) parcel of land situated in Hidalgo County, Texas being out of Lot 1, Circle K Pharr Subdivision Phase 1 Lot 1, as recorded in Document Number 3561518 of the Map Records, Hidalgo County, Texas, said Lot 1 being all of a tract of land conveyed to Circle K Stores Inc., by a Special Warranty Deed dated effective September 29, 2023 and recorded on October 2, 2023 as described in Document Number 3488095 of the Official Records, Hidalgo County, Texas, said 0.0184 of one acre (801 square feet) parcel being more particularly described by metes and bounds as follows:

Commencing at a point, being the Northeast corner of Lot 220 Kelly-Pharr Subdivision, as recorded in Volume O, Page 27 (Document Number 1909-3) of the Deed Records, Hidalgo County, Texas, and being the intersection of the centerlines of Moore Road (60.0' right-of-way) and U.S. Highway 281-Cage Blvd. (110.00 right-of-way);

Thence, North 81°28'26" West a distance of 60.00 feet along the North line of said Lot 220, being within the existing right-of-way of said Moore Road, to a point;

Thence, South 08°31'34" West a distance of 70.00 feet over and across said Lot 220 to a point (N=16,588,471.72, E=1,086,654.88), being 73.97 feet right from centerline station 180+78.05, being on the existing West right-of-way line of said U.S. Highway 281-Cage Blvd., being the **POINT OF BEGINNING** and a corner of this herein described parcel;

1. **Thence**, South 08°31'34" West a distance of 20.03 feet along the existing West right-of-way line of said U.S. Highway 281-Cage Blvd. to a set 1/2-inch iron rod with plastic cap stamped "KLSC 6333 Prop Cor", for a corner of this herein described parcel;
2. **Thence**, North 36°28'08" West a distance of 70.75 feet over and across said Lot 1 to a set 1/2-inch iron rod with plastic cap stamped "KLSC 6333 Prop Cor", being on the existing South right-of-way line of said Moore Road, for a corner of this herein described parcel;
3. **Thence**, South 81°28'26" East a distance of 20.02 feet along the existing South right-of-way line of said Moore Road to a point, being a cutback corner for said U.S. Highway 281-Cage Blvd., for a corner of this herein described parcel;

4. **Thence**, South 36°28'26" East a distance of 42.43 feet along said cutback line for said U.S. Highway 281-Cage Blvd. to the **POINT OF BEGINNING**, being a 0.0184 of one acre (801 square feet) parcel.

All bearings and coordinates are based on the Texas Coordinate System, South Zone, North American Datum of 1983 (2011 Adjustment, Epoch, 2010.00). All distances and coordinates shown are surface values and may be converted to grid by dividing by the TxDOT Surface Adjustment Factor of 1.00004.

Units of Measure: U.S. Survey Feet

A parcel plat of even date was prepared in conjunction with this property description.

I, hereby certify that this survey was performed on the ground under my supervision and that this property description and accompanying parcel plat represent the facts as found at the time of survey. Survey date: April, 2025.



08/22/2025

Kurt L. Schumacher
Registered Professional Land Surveyor
Texas Registration No. 6333
Kane Lindsey, LLC
2805 Fountain Plaza Blvd., Suite B
Edinburg, TX 78539
(956) 917-4809
TBPELS Firm No. 10194676



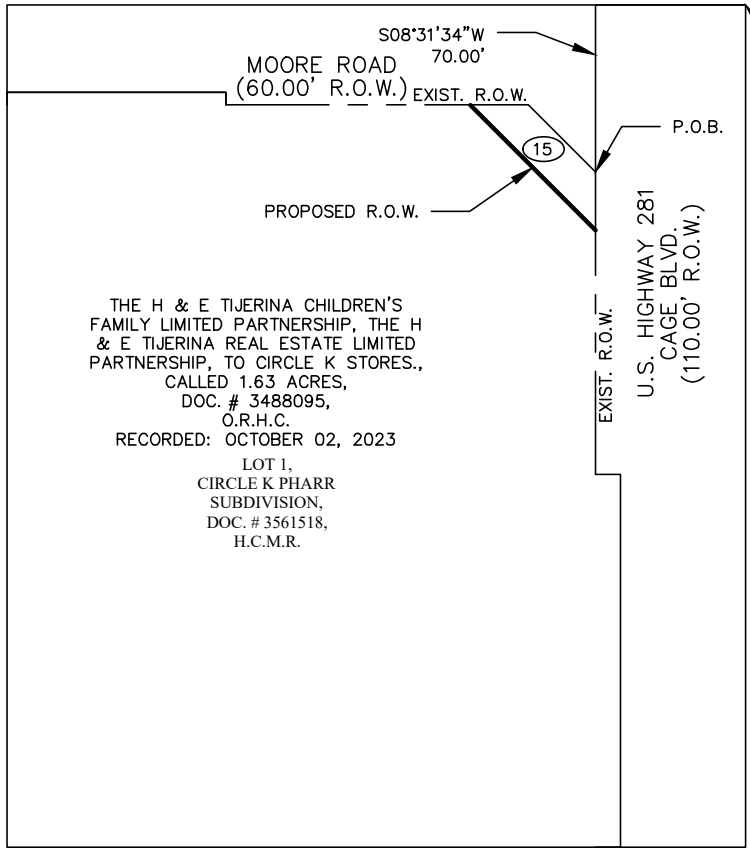
LEGEND

- — — — — EXISTING R.O.W. LINE
- — — — — PROPOSED R.O.W. LINE
- — — — — PROPERTY LINE
- — — — — LOT LINE
- — — — — SURVEY LINE
- — — — — PROP. BASELINE
- — — — — COMMON PROPERTY LINE
- — — — — DITCH LINE
- — — — — EOP LINE
- OE — — OE — OVERHEAD LINE
- X — — — X — * FENCE LINE
- W — — — W — WATER LINE
- IRR — — — IRR — IRRIGATION LINE
- TEL — — — TEL — TELEPHONE LINE
- WW — — — WW — WASTEWATER LINE

- SET 1/2" IRON ROD WITH PLASTIC CAP STAMPED "KLSC 6333 PROP COR" (UNLESS OTHERWISE NOTED)
- FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
- O.R.H.C. — OFFICIAL RECORDS HIDALGO COUNTY
- H.C.M.R. — HIDALGO COUNTY MAP RECORDS
- H.C.D.R. — HIDALGO COUNTY DEED RECORDS
- P.O.C. — POINT OF COMMENCING
- P.O.B. — POINT OF BEGINNING
- VOL. — VOLUME
- PG. — PAGE
- R.O.W. — RIGHT OF WAY
- N.T.S. — NOT TO SCALE
- AC. — ACREAGE
- S.F. — SQUARE FEET

REVISION NOTES:
 REVISION 1 (8/22/2025)
 1. REVISED AREA TABLE

- NOTES:
1. ALL BEARINGS AND COORDINATES SHOWN ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83), 2011 ADJUSTMENT. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE VALUES AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY A COMBINED ADJUSTMENT FACTOR OF 1.00004. ALL MEASUREMENTS ARE IN U.S. SURVEY FEET.
 2. RECORD INFORMATION SHOWN HEREON IS BASED ON A PUBLIC RECORDS SEARCH BY THE SURVEYOR. ABSTRACTING WAS PERFORMED APRIL 2025.
 3. FIELD SURVEYING WAS PERFORMED APRIL 2025.
 4. A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.
 5. SURVEY PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT OR COMMITMENT.
 6. SURVEY SUBJECT TO HIDALGO COUNTY IRRIGATION NO. 2 CLAIMS IN FEE AND EASEMENT. BURIED IRRIGATION RUNS PARALLEL TO SOUTH RIGHT OF WAY LINE OF MOORE ROAD.



08/22/2025

PARENT TRACT INSET FOR
 PARCEL NO. 15

N.T.S.
 I HEREBY CERTIFY THAT THIS SURVEY
 WAS PERFORMED ON THE GROUND UNDER
 MY SUPERVISION AND THAT THIS PARCEL
 PLAT REPRESENTS THE FACTS AS FOUND
 AT THE TIME OF THE SURVEY.

KURT SCHUMACHER DATE
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION NO. 6333

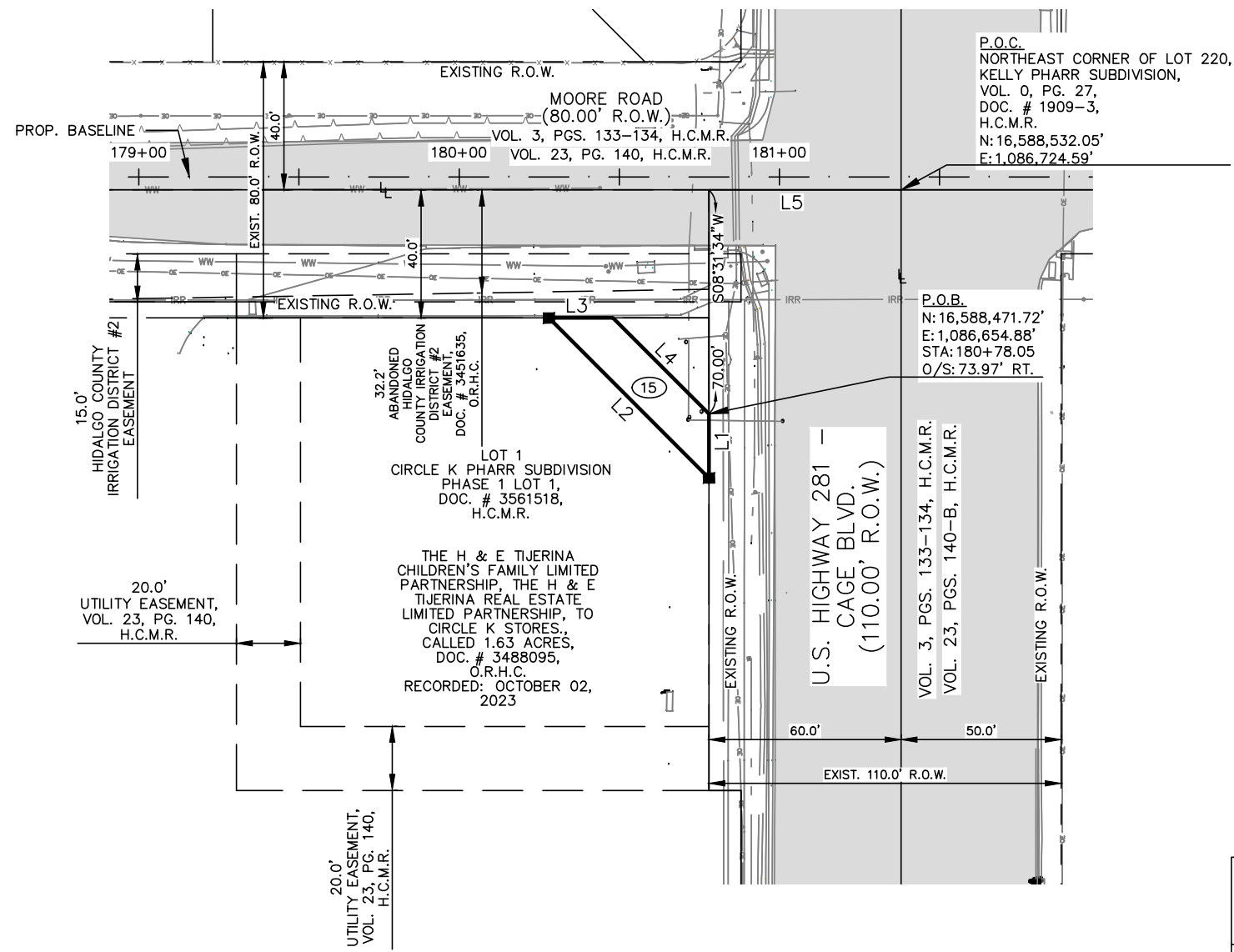
AREA TABLE (ACRES)			
EXIST. AC.	TAKING AC./S.F.	REMAINDER AC.	
		LEFT	RIGHT
1.63	0.0184/ 801	1.61	

KANE — LINDSEY LLC
LAND SURVEYING CONSULTANTS
 2805 Fountain Plaza Boulevard, Suite B, Edinburg, Texas 78539
 (956) 917-4859
 TBPELS FIRM NO. 10194676

PARCEL PLAT
 SHOWING
PARCEL 15
 MOORE ROAD PARCELS
 (JACKSON RD. TO VETERANS BLVD.)
 HIDALGO COUNTY, TEXAS
 APRIL 2025
 PAGE 3 OF 4 SCALE: N.T.S.



SCALE: 1" = 50'



P.O.C.
NORTHEAST CORNER OF LOT 220,
KELLY PHARR SUBDIVISION,
VOL. 0, PG. 27,
DOC. # 1909-3,
H.C.M.R.
N: 16,588,532.05'
E: 1,086,724.59'

P.O.B.
N: 16,588,471.72'
E: 1,086,654.88'
STA: 180+78.05
O/S: 73.97' RT.

LOT 1
CIRCLE K PHARR SUBDIVISION
PHASE 1 LOT 1,
DOC. # 3561518,
H.C.M.R.

THE H & E TIJERINA
CHILDREN'S FAMILY LIMITED
PARTNERSHIP, THE H & E
TIJERINA REAL ESTATE
LIMITED PARTNERSHIP, TO
CIRCLE K STORES,
CALLED 1.63 ACRES,
DOC. # 3488095,
O.R.H.C.
RECORDED: OCTOBER 02,
2023

Parcel Line Table		
Line #	Length	Direction
L1	20.03'	S08°31'34"W
L2	70.75'	N36°28'08"W
L3	20.02'	S81°28'26"E
L4	42.43'	S36°28'26"E
L5	60.00'	N81°28'26"W

KANE - LINDSEY LLC
 LAND SURVEYING CONSULTANTS
 2805 Fountain Plaza Boulevard, Suite B, Edinburg, Texas 78539
 (361) 917-4899
 TBPELS FIRM NO. 10194676

PARCEL PLAT
 SHOWING
 PARCEL 15
 MOORE ROAD PARCELS
 (JACKSON RD. TO VETERANS BLVD.)
 HIDALGO COUNTY, TEXAS
 APRIL 2025

Parcel 15 Closure Report

Point of Beginning: North: 16588471.7214' East: 1086654.8805'

Segment #1: Line

Course: S08° 31' 34.43"W Length: 20.031'
North: 16588451.9118' East: 1086651.9106'

Segment #2: Line

Course: N36° 28' 08.25"W Length: 70.748'
North: 16588508.8058' East: 1086609.8589'

Segment #3: Line

Course: S81° 28' 25.57"E Length: 20.022'
North: 16588505.8373' East: 1086629.6597'

Segment #4: Line

Course: S36° 28' 25.57"E Length: 42.426'
North: 16588471.7213' East: 1086654.8800'

Perimeter: 153.228' Area: 801.33 Sq. Ft.

Error Closure: 0.0005 Course: S84° 16' 42.78"W

Error North: -0.00005 East: -0.00049

Precision 1: 306454.000

Units of Measure: U.S. Survey Feet

EXHIBIT: K

COUNTY: Hidalgo

LIMITS: Moore Road (Jackson Rd. to Veterans Blvd.)

PROPERTY DESCRIPTION FOR PARCEL 16

Being a 0.018 of one acre (798 square feet) parcel of land situated in Hidalgo County, Texas being out of Lot 1, Pleasanton Subdivision, as recorded in Volume 51, Page 5 of the Map Records, Hidalgo County, Texas, said Lot 1 being conveyed to Rasid Partners, L.P. by a Special Warranty Deed executed August 3, 2007 and recorded on August 9, 2007 as described in Document Number 1792794 of the Official Records, Hidalgo County, Texas, said 0.018 of one acre (798 square feet) parcel being more particularly described by metes and bounds as follows:

Commencing at a point, being the Southwest corner of Lot 212 Kelly-Pharr Subdivision, as recorded in Volume O, Page 27 (Document Number 1909-3) of the Deed Records, Hidalgo County, Texas, being the common corner of said Lot 212, Lot 221, Lot 220, and Lot 213 of said Kelly-Pharr Subdivision, and being the intersection of the centerlines of Moore Road (60.0' right-of-way) and U.S. Highway 281-Cage Blvd. (100.00 right-of-way);

Thence, North 08°31'34" East a distance of 40.00 feet along the common line of said Lot 212 and said Lot 213, being within the existing right-of-way of said U.S. Highway 281-Cage Blvd., to a point;

Thence, South 81°28'26" East a distance of 80.00 feet over and across said Lot 212 to a point (N=16,588,559.75, E=1,086,809.64), being 36.03 feet left from centerline station 182+18.05, being on the existing North right-of-way line of said Moore Road, being a cutback corner for said U.S. Highway 281-Cage Blvd., and being the **POINT OF BEGINNING** and a corner of this herein described parcel;

1. **Thence**, North 36°28'26" West a distance of 42.43 feet along said cutback line for said U.S. Highway 281-Cage Blvd. to a point, being on the existing East right-of-way line of said U.S. Highway 281-Cage Blvd., for a corner of this herein described parcel;
2. **Thence**, North 08°31'34" East a distance of 19.97 feet along the existing East right-of-way line of said U.S. Highway 281-Cage Blvd. to a set 1/2-inch iron rod with plastic cap stamped "KLSC 6333 Prop Cor", for a corner of this herein described parcel;
3. **Thence**, South 36°28'22" East a distance of 70.67 feet over and across said Lot 1 to a set 1/2-inch iron rod with plastic cap stamped "KLSC 6333 Prop Cor", being on the existing North right-of-way line of said Moore Road, for a corner of this herein described parcel;

4. **Thence**, North $81^{\circ}28'26''$ West a distance of 19.97 feet along the existing North right-of-way line of said Moore Road to the **POINT OF BEGINNING**, being a 0.018 of one acre (798 square feet) parcel.

All bearings and coordinates are based on the Texas Coordinate System, South Zone, North American Datum of 1983 (2011 Adjustment, Epoch, 2010.00). All distances and coordinates shown are surface values and may be converted to grid by dividing by the TxDOT Surface Adjustment Factor of 1.00004.

Units of Measure: U.S. Survey Feet

A parcel plat of even date was prepared in conjunction with this property description.

I, hereby certify that this survey was performed on the ground under my supervision and that this property description and accompanying parcel plat represent the facts as found at the time of survey. Survey date: April, 2025.



05/16/2025

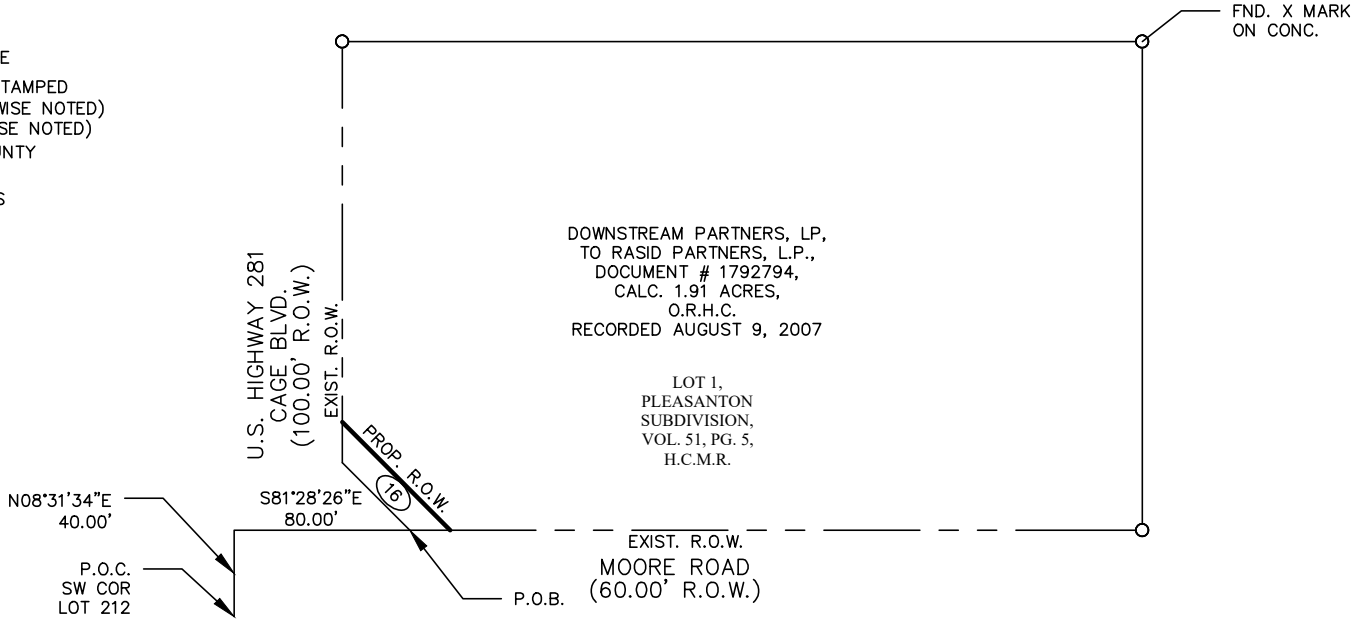
Kurt L. Schumacher
Registered Professional Land Surveyor
Texas Registration No. 6333
Kane Lindsey, LLC
2805 Fountain Plaza Blvd., Suite B
Edinburg, TX 78539
(956) 917-4809
TBPELS Firm No. 10194676



LEGEND

- EXISTING R.O.W. LINE
- PROPOSED R.O.W. LINE
- PROPERTY LINE
- LOT LINE
- SURVEY LINE
- - - PROP. BASELINE
- COMMON PROPERTY LINE
- DITCH LINE
- EOP LINE
- OE — OE — OVERHEAD LINE
- X — X — * FENCE LINE
- W — W — WATER LINE
- IRR — IRR — IRRIGATION LINE
- TEL — TEL — TELEPHONE LINE
- WW — WW — WASTEWATER LINE

- SET 1/2" IRON ROD WITH PLASTIC CAP STAMPED "KLSC 6333 PROP COR" (UNLESS OTHERWISE NOTED)
- FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
- O.R.H.C. — OFFICIAL RECORDS HIDALGO COUNTY
- H.C.M.R. — HIDALGO COUNTY MAP RECORDS
- H.C.D.R. — HIDALGO COUNTY DEED RECORDS
- P.O.C. — POINT OF COMMENCING
- P.O.B. — POINT OF BEGINNING
- VOL. — VOLUME
- PG. — PAGE
- R.O.W. — RIGHT OF WAY
- N.T.S. — NOT TO SCALE
- AC. — ACREAGE
- S.F. — SQUARE FEET



DOWNSTREAM PARTNERS, LP,
TO RASID PARTNERS, L.P.,
DOCUMENT # 1792794,
CALC. 1.91 ACRES,
O.R.H.C.
RECORDED AUGUST 9, 2007

LOT 1,
PLEASANTON
SUBDIVISION,
VOL. 51, PG. 5,
H.C.M.R.



05/16/2025

PARCEL TRACT INSET FOR
PARCEL NO. 16

N.T.S.
I HEREBY CERTIFY THAT THIS SURVEY
WAS PERFORMED ON THE GROUND UNDER
MY SUPERVISION AND THAT THIS PARCEL
PLAT REPRESENTS THE FACTS AS FOUND
AT THE TIME OF THE SURVEY.

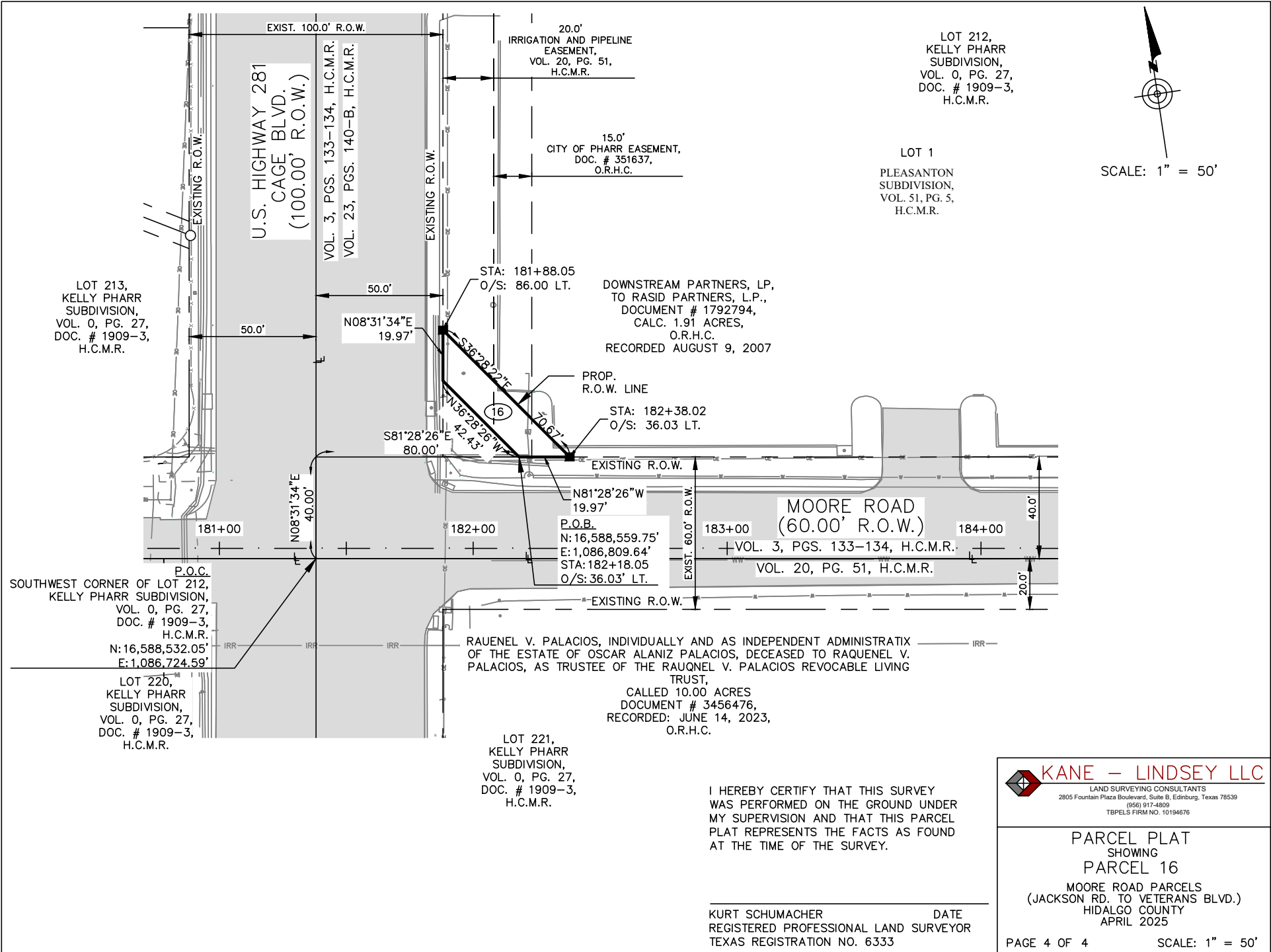
KURT SCHUMACHER DATE
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6333

AREA TABLE (ACRES)			
EXIST. AC.	TAKING AC./S.F.	REMAINDER AC.	
		LEFT	RIGHT
1.91	0.018/ 798	1.89	

KANE — LINDSEY LLC
LAND SURVEYING CONSULTANTS
2805 Fountain Plaza Boulevard, Suite B, Edinburg, Texas 78539
(956) 917-4859
TBPELS FIRM NO. 10194676

PARCEL PLAT
SHOWING
PARCEL 16
MOORE ROAD PARCELS
(JACKSON RD. TO VETERANS BLVD.)
HIDALGO COUNTY
APRIL 2025

- NOTES:**
- ALL BEARINGS AND COORDINATES SHOWN ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83), 2011 ADJUSTMENT. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE VALUES AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY A COMBINED ADJUSTMENT FACTOR OF 1.00004. ALL MEASUREMENTS ARE IN U.S. SURVEY FEET.
 - RECORD INFORMATION SHOWN HEREON IS BASED ON A PUBLIC RECORDS SEARCH BY THE SURVEYOR. ABSTRACTING WAS PERFORMED APRIL 2025.
 - FIELD SURVEYING WAS PERFORMED APRIL 2025.
 - A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.
 - SURVEY PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT OR COMMITMENT.
 - SURVEY SUBJECT TO HIDALGO COUNTY IRRIGATION NO. 2 CLAIMS IN FEE AND EASEMENT. BURIED IRRIGATION RUNS PARALLEL TO SOUTH RIGHT OF WAY LINE OF MOORE ROAD.



SCALE: 1" = 50'

LOT 212,
KELLY PHARR
SUBDIVISION,
VOL. 0, PG. 27,
DOC. # 1909-3,
H.C.M.R.

LOT 1
PLEASANTON
SUBDIVISION,
VOL. 51, PG. 5,
H.C.M.R.

LOT 213,
KELLY PHARR
SUBDIVISION,
VOL. 0, PG. 27,
DOC. # 1909-3,
H.C.M.R.

DOWNSTREAM PARTNERS, LP,
TO RASID PARTNERS, L.P.,
DOCUMENT # 1792794,
CALC. 1.91 ACRES,
O.R.H.C.
RECORDED AUGUST 9, 2007

P.O.C.
SOUTHWEST CORNER OF LOT 212,
KELLY PHARR SUBDIVISION,
VOL. 0, PG. 27,
DOC. # 1909-3,
H.C.M.R.
N: 16,588,532.05'
E: 1,086,724.59'

LOT 220,
KELLY PHARR
SUBDIVISION,
VOL. 0, PG. 27,
DOC. # 1909-3,
H.C.M.R.

LOT 221,
KELLY PHARR
SUBDIVISION,
VOL. 0, PG. 27,
DOC. # 1909-3,
H.C.M.R.

RAUENEL V. PALACIOS, INDIVIDUALLY AND AS INDEPENDENT ADMINISTRATIX
OF THE ESTATE OF OSCAR ALANIZ PALACIOS, DECEASED TO RAQUENEL V.
PALACIOS, AS TRUSTEE OF THE RAUQNEL V. PALACIOS REVOCABLE LIVING
TRUST,
CALLED 10.00 ACRES
DOCUMENT # 3456476,
RECORDED: JUNE 14, 2023,
O.R.H.C.

I HEREBY CERTIFY THAT THIS SURVEY
WAS PERFORMED ON THE GROUND UNDER
MY SUPERVISION AND THAT THIS PARCEL
PLAT REPRESENTS THE FACTS AS FOUND
AT THE TIME OF THE SURVEY.

KURT SCHUMACHER DATE
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6333

KANE - LINDSEY LLC
LAND SURVEYING CONSULTANTS
2805 Fountain Plaza Boulevard, Suite B, Edinburg, Texas 78539
(956) 917-4859
TBPELS FIRM NO. 10194676

PARCEL PLAT
SHOWING
PARCEL 16
MOORE ROAD PARCELS
(JACKSON RD. TO VETERANS BLVD.)
HIDALGO COUNTY
APRIL 2025
PAGE 4 OF 4 SCALE: 1" = 50'

Parcel 16 Closure Report

Point of Beginning: North: 16588559.7478' East: 1086809.6394'

Segment #1: Line

Course: N36° 28' 25.73"W Length: 42.426'
North: 16588593.8637' East: 1086784.4190'

Segment #2: Line

Course: N08° 31' 34.10"E Length: 19.974'
North: 16588613.6170' East: 1086787.3804'

Segment #3: Line

Course: S36° 28' 22.43"E Length: 70.672'
North: 16588556.7869' East: 1086829.3908'

Segment #4: Line

Course: N81° 28' 25.57"W Length: 19.972'
North: 16588559.7480' East: 1086809.6395'

Perimeter: 153.045' Area: 798.65 Sq. Ft.

Error Closure: 0.0003 Course: N32° 15' 38.20"E

Error North: 0.00026 East: 0.00016

Precision 1: 510146.667

Units of Measure: U.S. Survey Feet

EXHIBIT: L

COUNTY: Hidalgo

LIMITS: Moore Road (Jackson Rd. to Veterans Blvd.)

PROPERTY DESCRIPTION FOR PARCEL 17

Being a 0.309 of one acre (13,465 square feet) parcel of land situated in Hidalgo County, Texas, being out of Lot 221 Kelly-Pharr Subdivision, as recorded in Volume O, Page 27 (Document Number 1909-3) of the Deed Records, Hidalgo County, Texas, and being out of a called 10.00 acre tract of land (Parcel #10) conveyed to Raquenel V. Palacios, as Trustee of The Raquenel V. Palacios Revocable Living Trust by a General Warranty Deed dated and recorded on June 14, 2023 as described in Document Number 3456476 of the Official Records, Hidalgo County, Texas, said 0.309 of one acre (13,465 square feet) parcel being more particularly described by metes and bounds as follows:

Commencing at a point, being the Northwest corner of said Lot 221, and being the intersection of the centerlines of Moore Road (60.0' right-of-way) and U.S. Highway 281-Cage Blvd. (110.00 right-of-way);

Thence, South 81°28'26" East a distance of 50.00 feet along the North line of said Lot 221, being within the existing right-of-way of said Moore Road, to a point;

Thence, South 08°31'34" West a distance of 20.00 feet over and across said Lot 221 to a point (N=16,588,504.86, E=1,086,771.07), being 23.97 feet right from centerline station 181+88.05, being on the existing South right-of-way line of said Moore Road, and being the **POINT OF BEGINNING** and Northwest corner of this herein described parcel;

1. **Thence**, South 81°28'26" East a distance of 609.97 feet along the existing South right-of-way line of said Moore Road to a found 1/2-inch iron rod, being on the common line of said called 10.00 acre tract of land and calculated 3.57 acre City of Pharr tract of land (Appraisal Property ID Number 202932, Record Not Found), for the Northeast corner of this herein described parcel;
2. **Thence**, South 08°31'34" West a distance of 20.00 feet along the common line of said called 10.00 acre tract of land and said City of Pharr tract of land to a set 1/2-inch iron rod with plastic cap stamped "KLSC 6333 Prop Cor", for the Southeast corner of this herein described parcel;
3. **Thence**, North 81°28'26" West a distance of 559.95 feet over and across said called 10.00 acre tract of land to a set 1/2-inch iron rod with plastic cap stamped "KLSC 6333 Prop Cor", for a corner of this herein described parcel;

4. **Thence**, South $53^{\circ}31'34''$ West a distance of 70.75 feet over and across said called 10.00 acre tract of land to a set 1/2-inch iron rod with plastic cap stamped "KLSC 6333 Prop Cor", being on the existing East right-of-way line of said U.S. Highway 281-Cage Blvd., for the Southwest corner of this herein described parcel;
5. **Thence**, North $08^{\circ}31'28''$ East a distance of 70.02 feet along the existing East right-of-way line of said U.S. Highway 281-Cage Blvd. to the **POINT OF BEGINNING**, being a 0.309 of one acre (13,465 square feet) parcel.

All bearings and coordinates are based on the Texas Coordinate System, South Zone, North American Datum of 1983 (2011 Adjustment, Epoch, 2010.00). All distances and coordinates shown are surface values and may be converted to grid by dividing by the TxDOT Surface Adjustment Factor of 1.00004.

Units of Measure: U.S. Survey Feet

A parcel plat of even date was prepared in conjunction with this property description.

I, hereby certify that this survey was performed on the ground under my supervision and that this property description and accompanying parcel plat represent the facts as found at the time of survey. Survey date: April, 2025.

05/16/2025

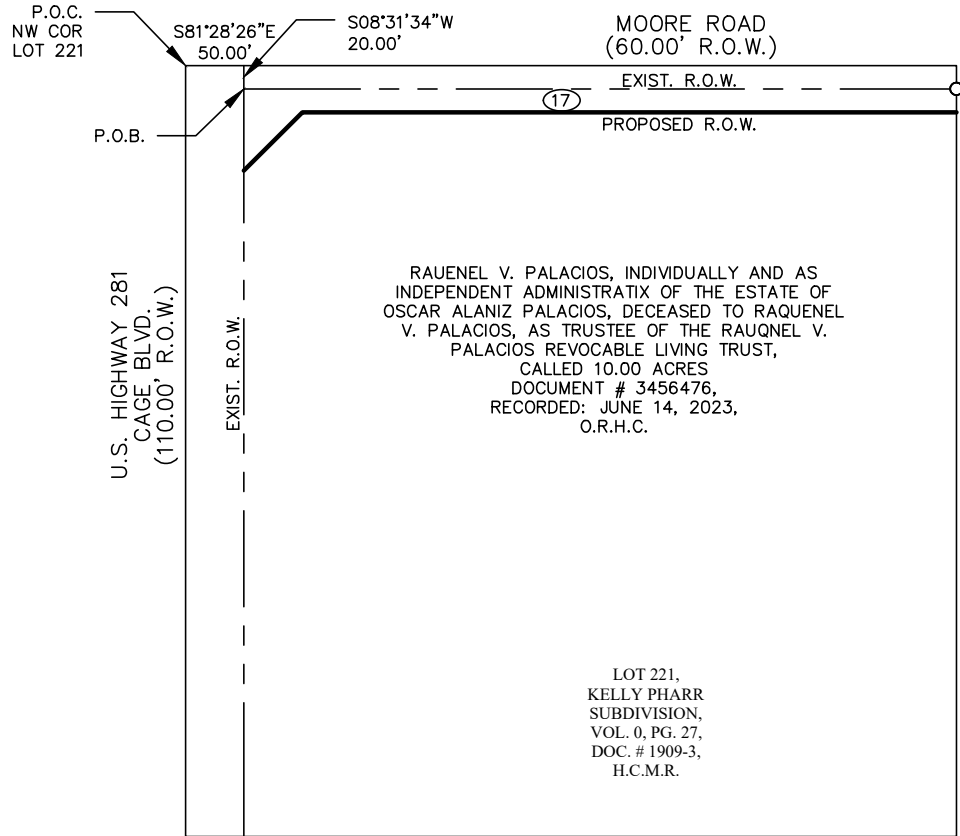
Kurt L. Schumacher
Registered Professional Land Surveyor
Texas Registration No. 6333
Kane Lindsey, LLC
2805 Fountain Plaza Blvd., Suite B
Edinburg, TX 78539
(956) 917-4809
TBPELS Firm No. 10194676



LEGEND

	EXISTING R.O.W. LINE
	PROPOSED R.O.W. LINE
	PROPERTY LINE
	LOT LINE
	SURVEY LINE
	PROP. BASELINE
	COMMON PROPERTY LINE
	DITCH LINE
	EOP LINE
	OVERHEAD LINE
	FENCE LINE
	WATER LINE
	IRRIGATION LINE
	TELEPHONE LINE
	WASTEWATER LINE

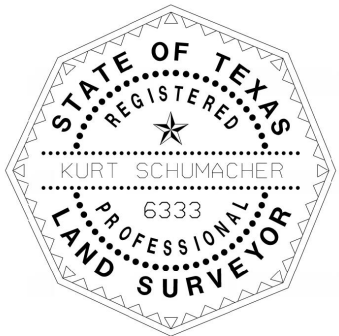
- SET 1/2" IRON ROD WITH PLASTIC CAP STAMPED "KLSC 6333 PROP COR" (UNLESS OTHERWISE NOTED)
- FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
- O.R.H.C. - OFFICIAL RECORDS HIDALGO COUNTY
- H.C.M.R. - HIDALGO COUNTY MAP RECORDS
- H.C.D.R. - HIDALGO COUNTY DEED RECORDS
- P.O.C. - POINT OF COMMENCING
- P.O.B. - POINT OF BEGINNING
- VOL. - VOLUME
- PG. - PAGE
- R.O.W. - RIGHT OF WAY
- N.T.S. - NOT TO SCALE
- AC. - ACREAGE
- S.F. - SQUARE FEET



RAUENEL V. PALACIOS, INDIVIDUALLY AND AS INDEPENDENT ADMINISTRATIX OF THE ESTATE OF OSCAR ALANIZ PALACIOS, DECEASED TO RAQUENEL V. PALACIOS, AS TRUSTEE OF THE RAUQNEL V. PALACIOS REVOCABLE LIVING TRUST, CALLED 10.00 ACRES DOCUMENT # 3456476, RECORDED: JUNE 14, 2023, O.R.H.C.

LOT 221, KELLY PHARR SUBDIVISION, VOL. 0, PG. 27, DOC. # 1909-3, H.C.M.R.

- NOTES:**
1. ALL BEARINGS AND COORDINATES SHOWN ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83), 2011 ADJUSTMENT. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE VALUES AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY A COMBINED ADJUSTMENT FACTOR OF 1.00004. ALL MEASUREMENTS ARE IN U.S. SURVEY FEET.
 2. RECORD INFORMATION SHOWN HEREON IS BASED ON A PUBLIC RECORDS SEARCH BY THE SURVEYOR. ABSTRACTING WAS PERFORMED APRIL 2025.
 3. FIELD SURVEYING WAS PERFORMED APRIL 2025.
 4. A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.
 5. SURVEY PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT OR COMMITMENT.
 6. SURVEY SUBJECT TO HIDALGO COUNTY IRRIGATION NO. 2 CLAIMS IN FEE AND EASEMENT. BURIED IRRIGATION RUNS PARALLEL TO SOUTH RIGHT OF WAY LINE OF MOORE ROAD.



05/16/2025

PARCEL TRACT INSET FOR
PARCEL NO. 17
N.T.S.

I HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED ON THE GROUND UNDER MY SUPERVISION AND THAT THIS PARCEL PLAT REPRESENTS THE FACTS AS FOUND AT THE TIME OF THE SURVEY.

KURT SCHUMACHER DATE REGISTERED PROFESSIONAL LAND SURVEYOR TEXAS REGISTRATION NO. 6333

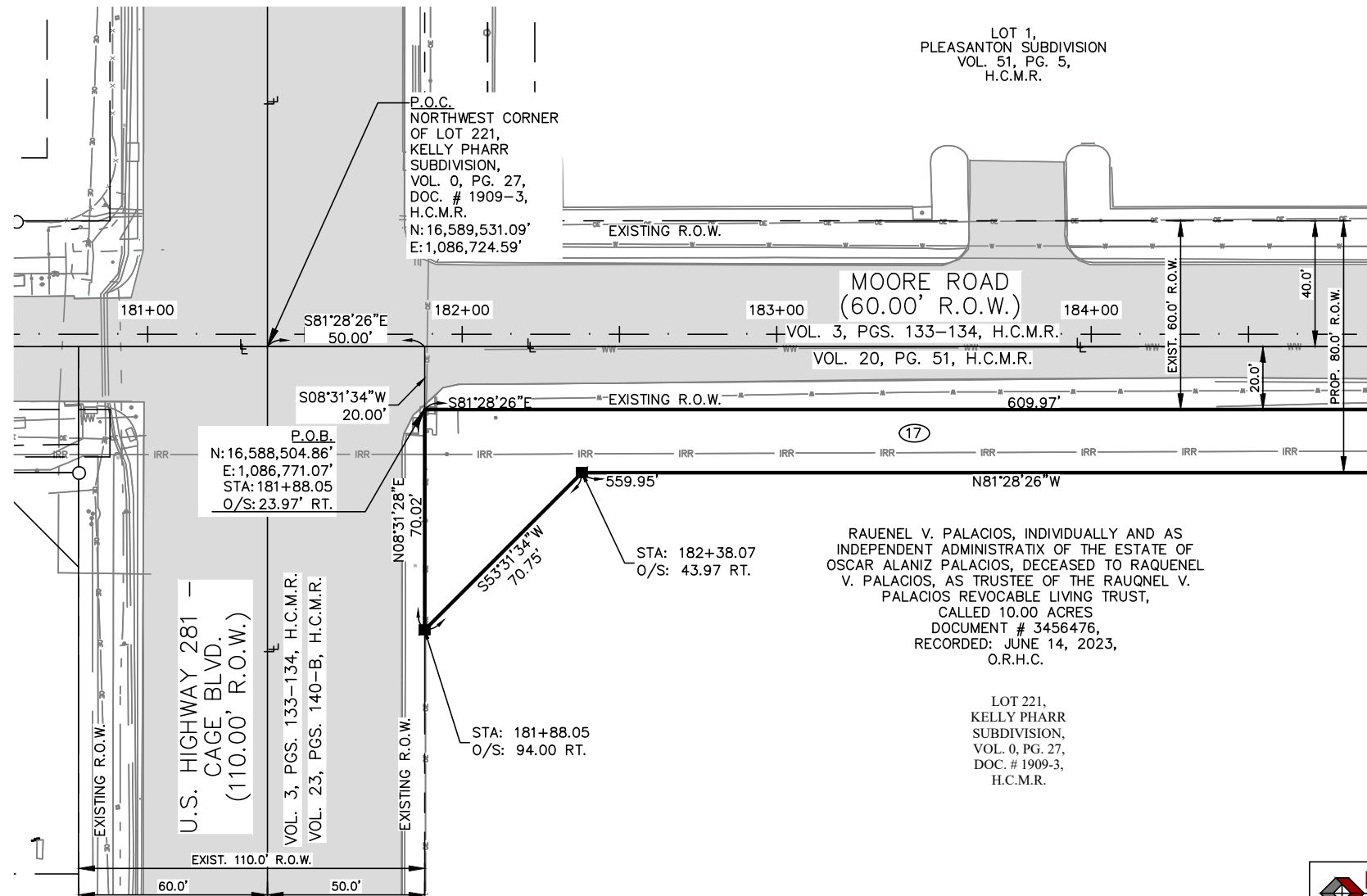
AREA TABLE (ACRES)			
EXIST. AC.	TAKING AC./S.F.	REMAINDER AC.	
		LEFT	RIGHT
10.00	0.309/ 13,465	9.69	

KANE - LINDSEY LLC
LAND SURVEYING CONSULTANTS
2805 Fountain Plaza Boulevard, Suite B, Edinburg, Texas 78539
(956) 917-4859
TBPELS FIRM NO. 10194676

PARCEL PLAT SHOWING
PARCEL 17
MOORE ROAD PARCELS (JACKSON RD. TO VETERANS BLVD.) HIDALGO COUNTY
APRIL 2025
PAGE 3 OF 5 SCALE: N.T.S.



SCALE: 1" = 50'



LOT 1,
PLEASANTON SUBDIVISION
VOL. 51, PG. 5,
H.C.M.R.

P.O.C.
NORTHWEST CORNER
OF LOT 221,
KELLY PHARR
SUBDIVISION,
VOL. 0, PG. 27,
DOC. # 1909-3,
H.C.M.R.
N: 16,589,531.09'
E: 1,086,724.59'

P.O.B.
N: 16,588,504.86'
E: 1,086,771.07'
STA: 181+88.05
O/S: 23.97' RT.

U.S. HIGHWAY 281 -
CAGE BLVD.
(110.00' R.O.W.)
VOL. 3, PGS. 133-134, H.C.M.R.
VOL. 23, PGS. 140-B, H.C.M.R.

MOORE ROAD
(60.00' R.O.W.)
VOL. 3, PGS. 133-134, H.C.M.R.
VOL. 20, PG. 51, H.C.M.R.

RAUENEL V. PALACIOS, INDIVIDUALLY AND AS
INDEPENDENT ADMINISTRATRIX OF THE ESTATE OF
OSCAR ALANIZ PALACIOS, DECEASED TO RAQUENEL
V. PALACIOS, AS TRUSTEE OF THE RAUQNEL V.
PALACIOS REVOCABLE LIVING TRUST,
CALLED 10.00 ACRES
DOCUMENT # 3456476,
RECORDED: JUNE 14, 2023,
O.R.H.C.

LOT 221,
KELLY PHARR
SUBDIVISION,
VOL. 0, PG. 27,
DOC. # 1909-3,
H.C.M.R.

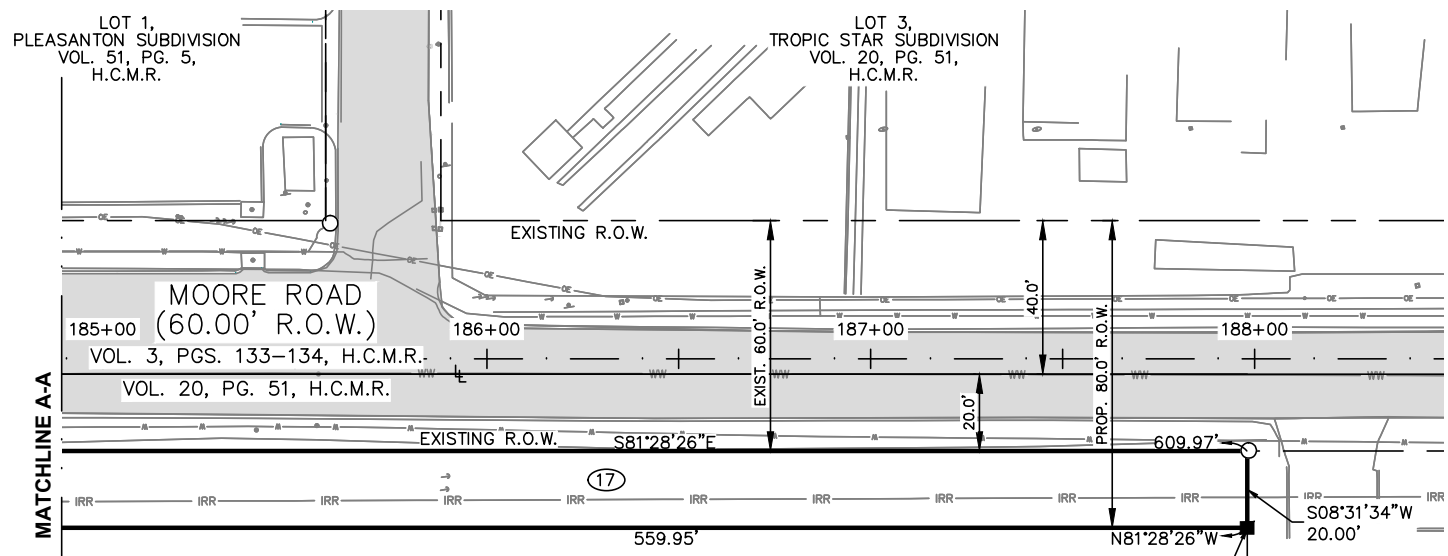
MATCHLINE A-A

 **KANE - LINDSEY LLC**
 LAND SURVEYING CONSULTANTS
 2805 Fountain Plaza Boulevard, Suite B, Edinburg, Texas 78539
 (361) 917-4809
 TBPELS FIRM NO. 10194676

PARCEL PLAT
 SHOWING
 PARCEL 17
 MOORE ROAD PARCELS
 (JACKSON RD. TO VETERANS BLVD.)
 HIDALGO COUNTY
 APRIL 2025



SCALE: 1" = 50'



MATCHLINE A-A

RAUENEL V. PALACIOS, INDIVIDUALLY AND AS
 INDEPENDENT ADMINISTRATIX OF THE ESTATE OF
 OSCAR ALANIZ PALACIOS, DECEASED TO RAUENEL
 V. PALACIOS, AS TRUSTEE OF THE RAUQNEL V.
 PALACIOS REVOCABLE LIVING TRUST,
 CALLED 10.00 ACRES
 DOCUMENT # 3456476,
 RECORDED: JUNE 14, 2023,
 O.R.H.C.

LOT 221,
 KELLY PHARR
 SUBDIVISION,
 VOL. 0, PG. 27,
 DOC. # 1909-3,
 H.C.M.R.

STA: 187+98.02
 O/S: 43.97 RT.

CITY OF PHARR
 CALC. 3.57 ACRES
 PROPERTY ID#202932
 RECORD NOT FOUND

 **KANE - LINDSEY LLC**
 LAND SURVEYING CONSULTANTS
 2805 Fountain Plaza Boulevard, Suite B, Edinburg, Texas 78539
 (361) 917-4809
 TBPELS FIRM NO. 10194676

PARCEL PLAT
 SHOWING
 PARCEL 17
 MOORE ROAD PARCELS
 (JACKSON RD. TO VETERANS BLVD.)
 HIDALGO COUNTY
 APRIL 2025

Parcel 17 Closure Report

Point of Beginning: North: 16588504.8598' East: 1086771.0734'

Segment #1: Line

Course: S81° 28' 25.57"E Length: 609.975'
North: 16588414.4236' East: 1087374.3070'

Segment #2: Line

Course: S08° 31' 34.43"W Length: 19.999'
North: 16588394.6456' East: 1087371.3419'

Segment #3: Line

Course: N81° 28' 25.57"W Length: 559.948'
North: 16588477.6647' East: 1086817.5824'

Segment #4: Line

Course: S53° 31' 34.43"W Length: 70.745'
North: 16588435.6100' East: 1086760.6943'

Segment #5: Line

Course: N08° 31' 27.90"E Length: 70.024'
North: 16588504.8605' East: 1086771.0740'

Perimeter: 1330.691' Area: 13450.27 Sq. Ft.

Error Closure: 0.0009 Course: N43° 38' 41.96"E

Error North: 0.00065 East: 0.00062

Precision 1: 1478545.556

Units of Measure: U.S. Survey Feet

EXHIBIT: M

COUNTY: Hidalgo

LIMITS: Moore Road (Jackson Rd. to Veterans Blvd.)

PROPERTY DESCRIPTION FOR PARCEL 21

Being a 0.018 of one acre (805 square feet) parcel of land situated in Hidalgo County, Texas, being out of Lot 222 Kelly-Pharr Subdivision, as recorded in Volume O, Page 27 (Document Number 1909-3) of the Deed Records, Hidalgo County, Texas, and being out of a called 0.51 of one acre tract of land conveyed to Hortencia Nohemi Alvarez by a Warranty Deed dated May 26, 2001 and recorded on June 8, 2005 as described in Document Number 1481081 of the Official Records, Hidalgo County, Texas, said 0.018 of one acre (805 square feet) parcel being more particularly described by metes and bounds as follows:

Commencing at a point, being the Northwest corner of said Lot 222, and being on the centerline of Moore Road (70.00' right-of-way);

Thence, South 81°28'26" East a distance of 184.99 feet along the North line of said Lot 222 to a point, being on the existing East right-of-way line of a 20.00' Roadway and Utility Easement as established by Volume 2530, Page 835 of the Deed Records, Hidalgo County, Texas;

Thence, South 08°31'34" West a distance of 30.00 feet along the existing East right-of-way line of said 20.00' Roadway and Utility Easement to a point (N=16,588,279.25, E=1,088,208.51), being 23.97 feet right from centerline station 196+23.04, being on the existing South right-of-way line of said Moore Road, and being the **POINT OF BEGINNING** and Northwest corner of this herein described parcel;

1. **Thence**, South 81°28'26" East a distance of 80.53 feet along the existing South right-of-way line of said Moore Road to a point, being on the common line of said Hortencia Nohemi Alvarez tract of land and a called 0.32 of one acre tract of land conveyed to Maria De La Luz Chapa by a Warranty Deed (Long Form) executed August 22, 1983 and recorded on August 30, 1983 as described in Volume 1870, Page 588 of the Official Records, Hidalgo County, Texas, for the Northeast corner of this herein described parcel;
2. **Thence**, South 08°31'34" West a distance of 10.00 feet along the common line of said Hortencia Nohemi Alvarez tract of land and said Maria De La Luz Chapa tract of land to a set 1/2-inch iron rod with plastic cap stamped "KLSC 6333 Prop Cor", for the Southeast corner of this herein described parcel;
3. **Thence**, North 81°28'26" West a distance of 80.53 feet over and across said Hortencia Nohemi Alvarez tract of land to a set 1/2-inch iron rod with plastic cap stamped "KLSC 6333 Prop Cor", being on the existing East right-of-way line of said 20.00' Roadway and Utility Easement, for the Southwest corner of this herein described parcel;

4. **Thence**, North 08°31'34" East a distance of 10.00 feet along the existing East right-of-way line of said 20.00' Roadway and Utility Easement to the **POINT OF BEGINNING**, being a 0.018 of one acre (805 square feet) parcel.

All bearings and coordinates are based on the Texas Coordinate System, South Zone, North American Datum of 1983 (2011 Adjustment, Epoch, 2010.00). All distances and coordinates shown are surface values and may be converted to grid by dividing by the TxDOT Surface Adjustment Factor of 1.00004.

Units of Measure: U.S. Survey Feet

A parcel plat of even date was prepared in conjunction with this property description.

I, hereby certify that this survey was performed on the ground under my supervision and that this property description and accompanying parcel plat represent the facts as found at the time of survey. Survey date: April, 2025.



01/21/2026

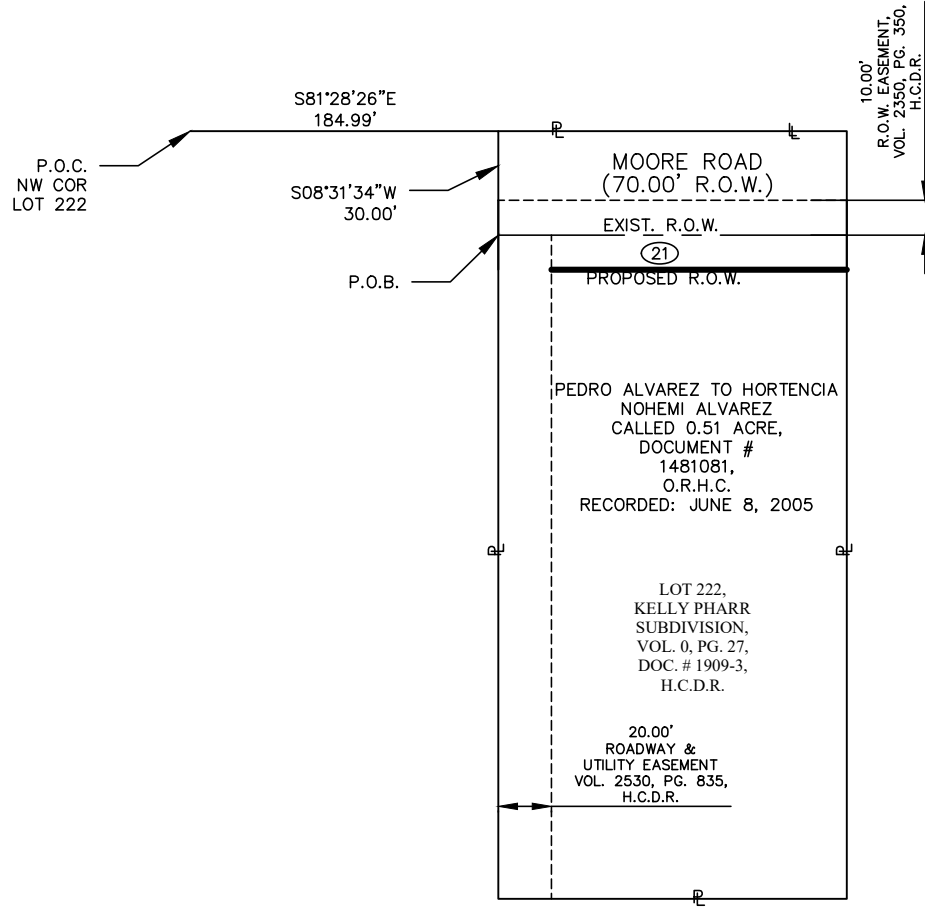
Kurt L. Schumacher
Registered Professional Land Surveyor
Texas Registration No. 6333
Kane Lindsey, LLC
2805 Fountain Plaza Blvd., Suite B
Edinburg, TX 78539
(956) 917-4809
TBPELS Firm No. 10194676



LEGEND

	EXISTING R.O.W. LINE
	PROPOSED R.O.W. LINE
	PROPERTY LINE
	LOT LINE
	SURVEY LINE
	PROP. BASELINE
	COMMON PROPERTY LINE
	DITCH LINE
	EOP LINE
	OVERHEAD LINE
	FENCE LINE
	WATER LINE
	IRRIGATION LINE
	TELEPHONE LINE
	WASTEWATER LINE

- SET 1/2" IRON ROD WITH PLASTIC CAP STAMPED "KLSC 6333 PROP COR" (UNLESS OTHERWISE NOTED)
- FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
- O.R.H.C. - OFFICIAL RECORDS HIDALGO COUNTY
- H.C.M.R. - HIDALGO COUNTY MAP RECORDS
- H.C.D.R. - HIDALGO COUNTY DEED RECORDS
- P.O.C. - POINT OF COMMENCING
- P.O.B. - POINT OF BEGINNING
- VOL. - VOLUME
- PG. - PAGE
- R.O.W. - RIGHT OF WAY
- N.T.S. - NOT TO SCALE
- AC. - ACREAGE
- S.F. - SQUARE FEET



- NOTES:**
1. ALL BEARINGS AND COORDINATES SHOWN ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83), 2011 ADJUSTMENT. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE VALUES AND MAY BE CONVERTED TO GRID BY DIVIDING BY A COMBINED ADJUSTMENT FACTOR OF 1.00004. ALL MEASUREMENTS ARE IN U.S. SURVEY FEET.
 2. RECORD INFORMATION SHOWN HEREON IS BASED ON A PUBLIC RECORDS SEARCH BY THE SURVEYOR. ABSTRACTING WAS PERFORMED JANUARY 2026.
 3. FIELD SURVEYING WAS PERFORMED JANUARY 2026.
 4. A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.
 5. SURVEY SUBJECT TO HIDALGO COUNTY IRRIGATION NO. 2 CLAIMS IN FEE AND EASEMENT. BURIED IRRIGATION RUNS PARALLEL TO SOUTH RIGHT OF WAY LINE OF MOORE ROAD.



01/21/2026

PARCEL TRACT INSET FOR
PARCEL NO. 21
N.T.S.

I HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED ON THE GROUND UNDER MY SUPERVISION AND THAT THIS PARCEL PLAT REPRESENTS THE FACTS AS FOUND AT THE TIME OF THE SURVEY.

KURT SCHUMACHER DATE
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6333

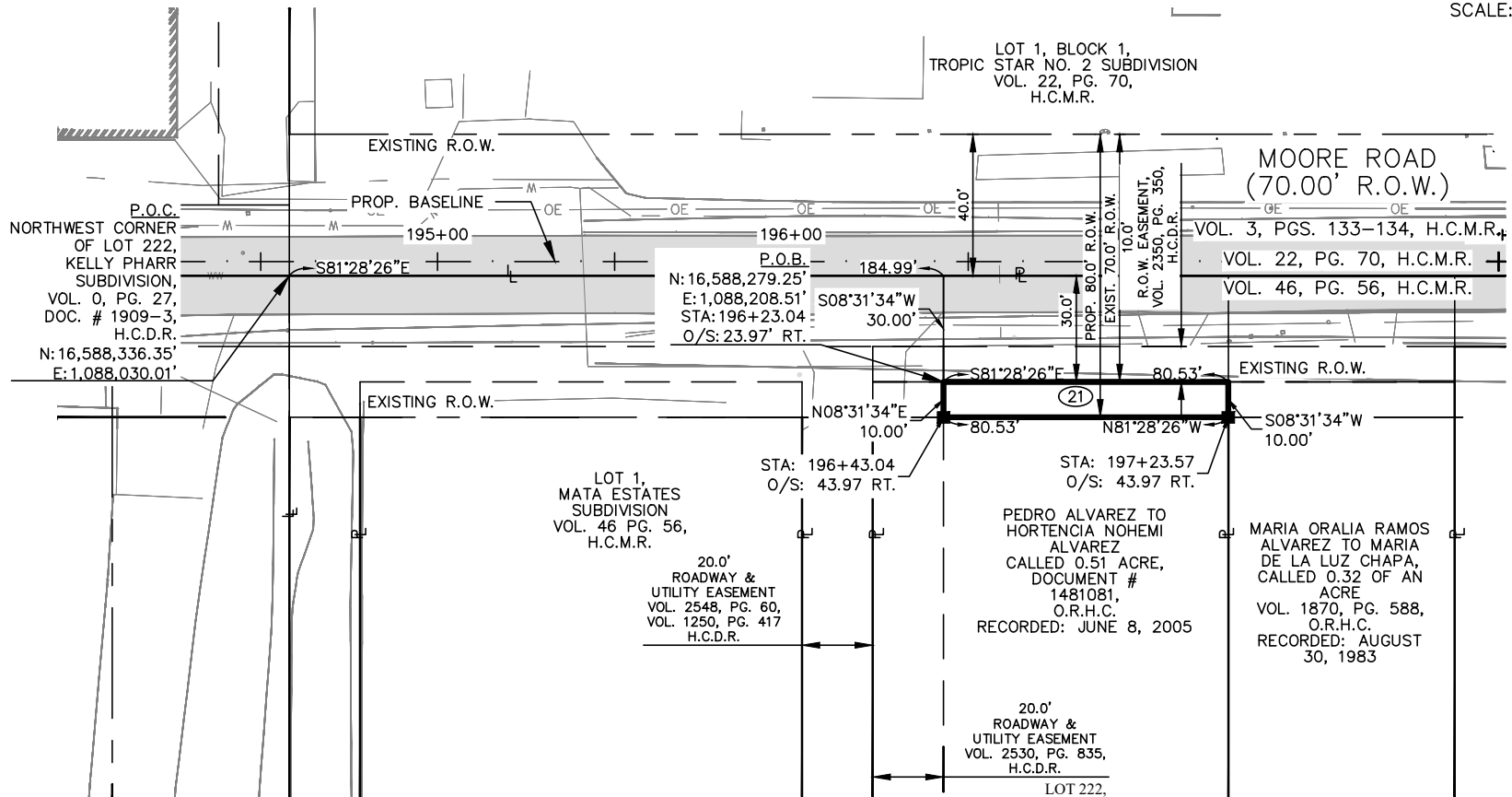
AREA TABLE (ACRES)			
EXIST. AC.	TAKING AC./S.F.	REMAINDER AC.	
		LEFT	RIGHT
0.51	0.018/ 805	0.018	

KANE - LINDSEY LLC
LAND SURVEYING CONSULTANTS
2805 Fountain Plaza Boulevard, Suite B, Edinburg, Texas 78539
(956) 917-4859
TBPELS FIRM NO. 10194676

PARCEL PLAT
SHOWING
PARCEL 21
MOORE ROAD PARCELS
(JACKSON RD. TO VETERANS BLVD.)
HIDALGO COUNTY
JANUARY 2026
PAGE 3 OF 4 SCALE: N.T.S.



SCALE: 1" = 50'



KANE - LINDSEY LLC
 LAND SURVEYING CONSULTANTS
 2805 Fountain Plaza Boulevard, Suite B, Edinburg, Texas 78539
 (361) 917-4899
 TBPELS FIRM NO. 10194676

PARCEL PLAT
 SHOWING
 PARCEL 21
 MOORE ROAD PARCELS
 (JACKSON RD. TO VETERANS BLVD.)
 HIDALGO COUNTY
 JANUARY 2026

Parcel 21 Closure Report

Point of Beginning: North: 16588279.2497' East: 1088208.5049'

Segment #1: Line

Course: S81° 28' 25.57"E Length: 80.528'
North: 16588267.3104' East: 1088288.1429'

Segment #2: Line

Course: S08° 31' 34.43"W Length: 9.999'
North: 16588257.4219' East: 1088286.6605'

Segment #3: Line

Course: N81° 28' 25.57"W Length: 80.528'
North: 16588269.3612' East: 1088207.0225'

Segment #4: Line

Course: N08° 31' 34.43"E Length: 9.999'
North: 16588279.2497' East: 1088208.5049'

Perimeter: 181.054' Area: 805.22 Sq. Ft.

Error Closure: 0.0000 Course: N00° 00' 00.00"E

Error North: 0.00000 East: 0.00000

Precision 1: 181054000.000

EXHIBIT: N

COUNTY: Hidalgo

LIMITS: Moore Road (Jackson Rd. to Veterans Blvd.)

PROPERTY DESCRIPTION FOR PARCEL 22

Being a 0.015 of one acre (640 square feet) parcel of land situated in Hidalgo County, Texas, being out of Lot 222 Kelly-Pharr Subdivision, as recorded in Volume O, Page 27 (Document Number 1909-3) of the Deed Records, Hidalgo County, Texas, and being out of a called 0.32 of one acre tract of land conveyed to Maria De La Luz Chapa by a Warranty Deed (Long Form) executed August 22, 1983 and recorded on August 30, 1983 as described in Volume 1870, Page 588 of the Official Records, Hidalgo County, Texas, said 0.015 of one acre (640 square feet) parcel being more particularly described by metes and bounds as follows:

Commencing at a point, being the Northwest corner of said Lot 222, and being on the centerline of Moore Road (70.00' right-of-way);

Thence, South 81°28'26" East a distance of 265.52 feet along the North line of said Lot 222 to a point, being the common corner of said Maria De La Luz Chapa tract of land and a called 0.51 of one acre tract of land conveyed to Hortencia Nohemi Alvarez by a Warranty Deed dated May 26, 2001 and recorded on June 8, 2005 as described in Document Number 1481081 of the Official Records, Hidalgo County, Texas;

Thence, South 08°31'34" West a distance of 30.00 feet along the common line of said Maria De La Luz Chapa tract of land and said Hortencia Nohemi Alvarez tract of land to a point (N=16,588,267.31, E=1,088,288.14), being 23.97 feet right from centerline station 197+23.57, being on the existing South right-of-way line of said Moore Road, and being the **POINT OF BEGINNING** and Northwest corner of this herein described parcel;

- 1. Thence**, South 81°28'26" East a distance of 64.00 feet along the existing South right-of-way line of said Moore Road to a point, being on the common line of said Maria De La Luz Chapa tract of land and a calculated 0.76 of one acre tract of land conveyed to Antonio Lujan Jr. and Marcos Lujan by a Gift Deed dated April 26, 2024 and recorded on May 14, 2024 as described in Document Number 3548413 of the Official Records, Hidalgo County, Texas, for the Northeast corner of this herein described parcel;
- 2. Thence**, South 08°31'34" West a distance of 10.00 feet along the common line of said Maria De La Luz Chapa tract of land and said Antonio Lujan Jr. and Marcos Lujan tract of land to a set 1/2-inch iron rod with plastic cap stamped "KLSC 6333 Prop Cor", for the Southeast corner of this herein described parcel;

3. **Thence**, North 81°28'26" West a distance of 64.00 feet over and across said Maria De La Luz Chapa tract of land to a set 1/2-inch iron rod with plastic cap stamped "KLSC 6333 Prop Cor", being on the common line of said Maria De La Luz Chapa tract of land and said Hortencia Nohemi Alvarez tract of land, for the Southwest corner of this herein described parcel;
4. **Thence**, North 08°31'34" East a distance of 10.00 feet along the common line of said Maria De La Luz Chapa tract of land and said Hortencia Nohemi Alvarez tract of land to the **POINT OF BEGINNING**, being a 0.015 of one acre (640 square feet) parcel.

All bearings and coordinates are based on the Texas Coordinate System, South Zone, North American Datum of 1983 (2011 Adjustment, Epoch, 2010.00). All distances and coordinates shown are surface values and may be converted to grid by dividing by the TxDOT Surface Adjustment Factor of 1.00004.

Units of Measure: U.S. Survey Feet

A parcel plat of even date was prepared in conjunction with this property description.

I, hereby certify that this survey was performed on the ground under my supervision and that this property description and accompanying parcel plat represent the facts as found at the time of survey. Survey date: April, 2025.



01/21/2026

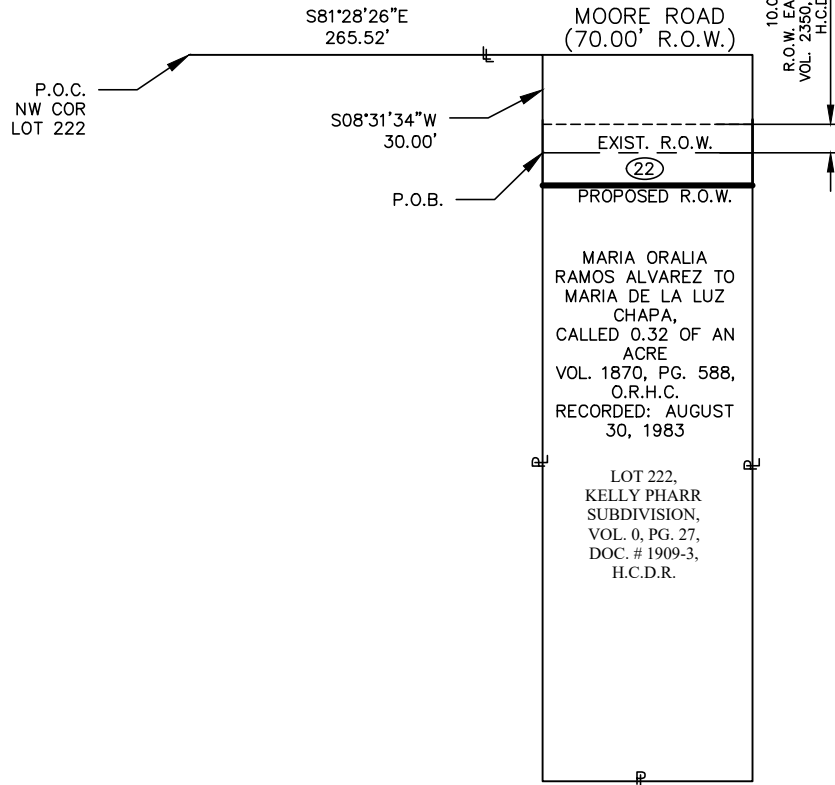
Kurt L. Schumacher
Registered Professional Land Surveyor
Texas Registration No. 6333
Kane Lindsey, LLC
2805 Fountain Plaza Blvd., Suite B
Edinburg, TX 78539
(956) 917-4809
TBPELS Firm No. 10194676



LEGEND

	EXISTING R.O.W. LINE
	PROPOSED R.O.W. LINE
	PROPERTY LINE
	LOT LINE
	SURVEY LINE
	PROP. BASELINE
	COMMON PROPERTY LINE
	DITCH LINE
	EOP LINE
	OVERHEAD LINE
	FENCE LINE
	WATER LINE
	IRRIGATION LINE
	TELEPHONE LINE
	WASTEWATER LINE

- SET 1/2" IRON ROD WITH PLASTIC CAP STAMPED "KLSC 6333 PROP COR" (UNLESS OTHERWISE NOTED)
- FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
- O.R.H.C. - OFFICIAL RECORDS HIDALGO COUNTY
- H.C.M.R. - HIDALGO COUNTY MAP RECORDS
- H.C.D.R. - HIDALGO COUNTY DEED RECORDS
- P.O.C. - POINT OF COMMENCING
- P.O.B. - POINT OF BEGINNING
- VOL. - VOLUME
- PG. - PAGE
- R.O.W. - RIGHT OF WAY
- N.T.S. - NOT TO SCALE
- AC. - ACREAGE
- S.F. - SQUARE FEET



- NOTES:**
1. ALL BEARINGS AND COORDINATES SHOWN ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83), 2011 ADJUSTMENT. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE VALUES AND MAY BE CONVERTED TO GRID BY DIVIDING BY A COMBINED ADJUSTMENT FACTOR OF 1.00004. ALL MEASUREMENTS ARE IN U.S. SURVEY FEET.
 2. RECORD INFORMATION SHOWN HEREON IS BASED ON A PUBLIC RECORDS SEARCH BY THE SURVEYOR. ABSTRACTING WAS PERFORMED JANUARY 2026.
 3. FIELD SURVEYING WAS PERFORMED JANUARY 2026.
 4. A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.
 5. SURVEY SUBJECT TO HIDALGO COUNTY IRRIGATION NO. 2 CLAIMS IN FEE AND EASEMENT. BURIED IRRIGATION RUNS PARALLEL TO SOUTH RIGHT OF WAY LINE OF MOORE ROAD.



01/21/2026

PARCEL TRACT INSET FOR
PARCEL NO. 22
N.T.S.

I HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED ON THE GROUND UNDER MY SUPERVISION AND THAT THIS PARCEL PLAT REPRESENTS THE FACTS AS FOUND AT THE TIME OF THE SURVEY.

KURT SCHUMACHER DATE
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6333

AREA TABLE (ACRES)			
EXIST. AC.	TAKING AC./S.F.	REMAINDER AC.	
		LEFT	RIGHT
0.32	0.015/ 640	0.31	

KANE - LINDSEY LLC
LAND SURVEYING CONSULTANTS
2805 Fountain Plaza Boulevard, Suite B, Edinburg, Texas 78539
(956) 917-4859
TBPELS FIRM NO. 10194676

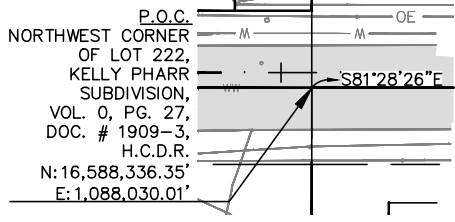
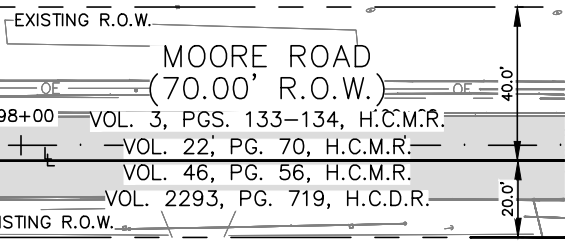
PARCEL PLAT
SHOWING
PARCEL 22
MOORE ROAD PARCELS
(JACKSON RD. TO VETERANS BLVD.)
HIDALGO COUNTY
JANUARY 2026
PAGE 3 OF 4 SCALE: N.T.S.



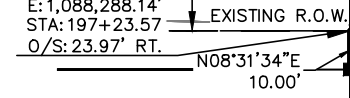
SCALE: 1" = 50'

LOT 1, BLOCK 1,
TROPIC STAR NO. 2 SUBDIVISION
VOL. 22, PG. 70,
H.C.M.R.

LOT 1, BLOCK 1,
TROPIC STAR NO. 2 SUBDIVISION
VOL. 22, PG. 70,
H.C.M.R.



P.O.B.
N: 16,588,267.31'
E: 1,088,288.14'
STA: 197+23.57
O/S: 23.97' RT.



STA: 197+23.57
O/S: 43.97 RT.

STA: 197+87.57
O/S: 43.97 RT.

PEDRO ALVAREZ TO
HORTENCIA NOHEMI
ALVAREZ
CALLED 0.51 ACRE,
DOCUMENT #
1481081,
O.R.H.C.
RECORDED: JUNE 8, 2005

MARIA ORALIA RAMOS
ALVAREZ TO MARIA
DE LA LUZ CHAPA,
CALLED 0.32 OF AN
ACRE
VOL. 1870, PG. 588,
O.R.H.C.
RECORDED: AUGUST
30, 1983

ANTONIO LUJAN AND WIFE MARIA DE LA LUZ
CHAPA LUJAN TO ANTONIO LUJAN JR. AND
MARCO LUJAN, AS SEPARATE PROPERTY,
CALC. 0.76 OF AN ACRE
DOCUMENT # 3548413,
O.R.H.C.
RECORDED: MAY 14, 2024,

LOT 222,
KELLY PHARR
SUBDIVISION,
VOL. 0, PG. 27,
DOC. # 1909-3,
H.C.D.R.

 **KANE - LINDSEY LLC**
 LAND SURVEYING CONSULTANTS
 2805 Fountain Plaza Boulevard, Suite B, Edinburg, Texas 78539
 (956) 917-4859
 TBPELS FIRM NO. 10194676

PARCEL PLAT
 SHOWING
 PARCEL 22
 MOORE ROAD PARCELS
 (JACKSON RD. TO VETERANS BLVD.)
 HIDALGO COUNTY
 JANUARY 2026

Parcel 22 Closure Report

Point of Beginning: North: 16588267.3104' East: 1088288.1430'

Segment #1: Line

Course: S81° 28' 25.57"E Length: 63.997'
North: 16588257.8221' East: 1088351.4327'

Segment #2: Line

Course: S08° 31' 34.43"W Length: 9.999'
North: 16588247.9336' East: 1088349.9502'

Segment #3: Line

Course: N81° 28' 25.57"W Length: 63.997'
North: 16588257.4219' East: 1088286.6605'

Segment #4: Line

Course: N08° 31' 34.43"E Length: 9.999'
North: 16588267.3104' East: 1088288.1430'

Perimeter: 147.993' Area: 639.92 Sq. Ft.

Error Closure: 0.0000 Course: N00° 00' 00.00"E

Error North: 0.00000 East: 0.00000

Precision 1: 147992000.000

EXHIBIT: O

COUNTY: Hidalgo

LIMITS: Moore Road (Jackson Rd. to Veterans Blvd.)

PROPERTY DESCRIPTION FOR PARCEL 23

Being a 0.076 of one acre (3,310 square feet) parcel of land situated in Hidalgo County, Texas, being out of Lot 222 Kelly-Pharr Subdivision, as recorded in Volume O, Page 27 (Document Number 1909-3) of the Deed Records, Hidalgo County, Texas, and being out of a calculated 0.76 of one acre tract of land conveyed to Antonio Lujan Jr. and Marcos Lujan by a Gift Deed dated April 26, 2024 and recorded on May 14, 2024 as described in Document Number 3548413 of the Official Records, Hidalgo County, Texas, said 0.076 of one acre (3,310 square feet) parcel being more particularly described by metes and bounds as follows:

Commencing at a point, being the Northwest corner of said Lot 222, and being on the centerline of Moore Road (60.00' right-of-way);

Thence, South 81°28'26" East a distance of 329.52 feet along the North line of said Lot 222 to a point, being the common corner of said Antonio Lujan Jr. and Marcos Lujan tract of land and a called 0.32 of one acre tract of land conveyed to Maria De La Luz Chapa by a Warranty Deed (Long Form) executed August 22, 1983 and recorded on August 30, 1983 as described in Volume 1870, Page 588 of the Official Records, Hidalgo County, Texas;

Thence, South 08°31'34" West a distance of 20.00 feet along the common line of said Antonio Lujan Jr. and Marcos Lujan tract of land and said Maria De La Luz Chapa tract of land to a point (N=16,588,267.71, E=1,088,352.92), being 23.97 feet right from centerline station 197+87.57, being on the existing South right-of-way line of said Moore Road, and being the **POINT OF BEGINNING** and Northwest corner of this herein described parcel;

1. **Thence**, South 81°28'26" East a distance of 165.48 feet along the existing South right-of-way line of said Moore Road to a found 1/2-inch iron rod, being on the common line of said Antonio Lujan Jr. and Marcos Lujan tract of land and Las Arboledas Subdivision as recorded in Volume 48, Page 78 of the Map Records, Hidalgo County, Texas, for the Northeast corner of this herein described parcel;
2. **Thence**, South 08°31'34" West a distance of 20.00 feet along the common line of said Antonio Lujan Jr. and Marcos Lujan tract of land and said Las Arboledas Subdivision to a set 1/2-inch iron rod with plastic cap stamped "KLSC 6333 Prop Cor", being on the existing South right-of-way line of said Moore Road as established by said Las Arboledas Subdivision, for the Southeast corner of this herein described parcel;

3. **Thence**, North 81°28'26" West a distance of 165.48 feet over and across said Antonio Lujan Jr. and Marcos Lujan tract of land to a set 1/2-inch iron rod with plastic cap stamped "KLSC 6333 Prop Cor", being on the common line of said Antonio Lujan Jr. and Marcos Lujan tract of land and said Maria De La Luz Chapa tract of land, for the Southwest corner of this herein described parcel;
4. **Thence**, North 08°31'34" East a distance of 20.00 feet along the common line of said Antonio Lujan Jr. and Marcos Lujan tract of land and said Maria De La Luz Chapa tract of land to the **POINT OF BEGINNING**, being a 0.076 of one acre (3,310 square feet) parcel.

All bearings and coordinates are based on the Texas Coordinate System, South Zone, North American Datum of 1983 (2011 Adjustment, Epoch, 2010.00). All distances and coordinates shown are surface values and may be converted to grid by dividing by the TxDOT Surface Adjustment Factor of 1.00004.

Units of Measure: U.S. Survey Feet

A parcel plat of even date was prepared in conjunction with this property description.

I, hereby certify that this survey was performed on the ground under my supervision and that this property description and accompanying parcel plat represent the facts as found at the time of survey. Survey date: April, 2025.



01/21/2026

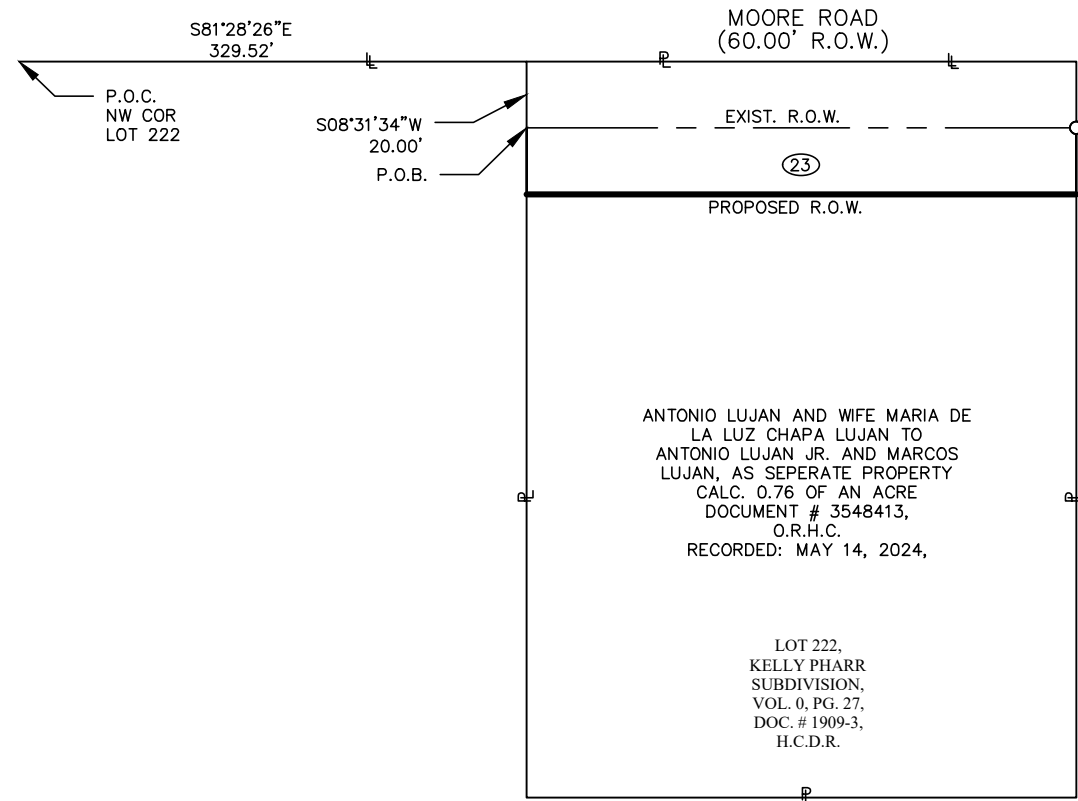
Kurt L. Schumacher
Registered Professional Land Surveyor
Texas Registration No. 6333
Kane Lindsey, LLC
2805 Fountain Plaza Blvd., Suite B
Edinburg, TX 78539
(956) 917-4809
TBPELS Firm No. 10194676



LEGEND

	EXISTING R.O.W. LINE
	PROPOSED R.O.W. LINE
	PROPERTY LINE
	LOT LINE
	SURVEY LINE
	PROP. BASELINE
	COMMON PROPERTY LINE
	DITCH LINE
	EOP LINE
	OVERHEAD LINE
	FENCE LINE
	WATER LINE
	IRRIGATION LINE
	TELEPHONE LINE
	WASTEWATER LINE

- SET 1/2" IRON ROD WITH PLASTIC CAP STAMPED
"KLSC 6333 PROP COR" (UNLESS OTHERWISE NOTED)
- FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
- O.R.H.C. - OFFICIAL RECORDS HIDALGO COUNTY
- H.C.M.R. - HIDALGO COUNTY MAP RECORDS
- H.C.D.R. - HIDALGO COUNTY DEED RECORDS
- P.O.C. - POINT OF COMMENCING
- P.O.B. - POINT OF BEGINNING
- VOL. - VOLUME
- PG. - PAGE
- R.O.W. - RIGHT OF WAY
- N.T.S. - NOT TO SCALE
- AC. - ACREAGE
- S.F. - SQUARE FEET



- NOTES:
1. ALL BEARINGS AND COORDINATES SHOWN ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83), 2011 ADJUSTMENT. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE VALUES AND MAY BE CONVERTED TO GRID BY DIVIDING BY A COMBINED ADJUSTMENT FACTOR OF 1.00004. ALL MEASUREMENTS ARE IN U.S. SURVEY FEET.
 2. RECORD INFORMATION SHOWN HEREON IS BASED ON A PUBLIC RECORDS SEARCH BY THE SURVEYOR. ABSTRACTING WAS PERFORMED JANUARY 2026.
 3. FIELD SURVEYING WAS PERFORMED JANUARY 2026.
 4. A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.
 5. SURVEY SUBJECT TO HIDALGO COUNTY IRRIGATION NO. 2 CLAIMS IN FEE AND EASEMENT. BURIED IRRIGATION RUNS PARALLEL TO SOUTH RIGHT OF WAY LINE OF MOORE ROAD.



01/21/2026

PARCEL TRACT INSET FOR
PARCEL NO. 23
N.T.S.

I HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED ON THE GROUND UNDER MY SUPERVISION AND THAT THIS PARCEL PLAT REPRESENTS THE FACTS AS FOUND AT THE TIME OF THE SURVEY.

KURT SCHUMACHER DATE
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6333

AREA TABLE (ACRES)			
CALC. AC.	TAKING AC./S.F.	REMAINDER AC.	
		LEFT	RIGHT
0.76	0,076/ 3,310	0.68	

KANE - LINDSEY LLC
LAND SURVEYING CONSULTANTS
2805 Fountain Plaza Boulevard, Suite B, Edinburg, Texas 78539
(956) 917-4859
TBPELS FIRM NO. 10194676

PARCEL PLAT
SHOWING
PARCEL 23
MOORE ROAD PARCELS
(JACKSON RD. TO VETERANS BLVD.)
HIDALGO COUNTY
JANUARY 2026
PAGE 3 OF 4 SCALE: N.T.S.



SCALE: 1" = 50'

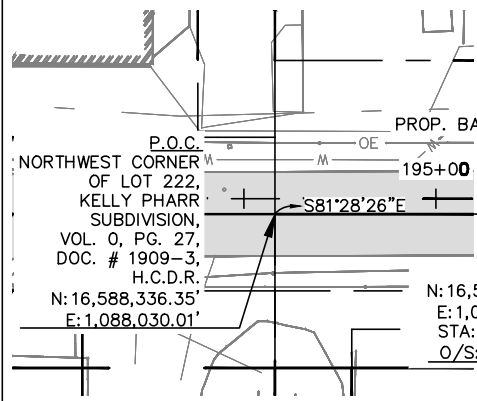
LOT 1, BLOCK 1,
STAR NO. 2 SUBDIVISION
VOL. 22, PG. 70,
H.C.M.R.

EXISTING R.O.W.

MOORE ROAD
(60.00' R.O.W.)

VOL. 3, PGS. 133-134, H.C.M.R.
VOL. 22, PG. 70, H.C.M.R.
VOL. 46, PG. 56, H.C.M.R.

APPROXIMATE LOCATION OF 15.0'
IRRIGATION
EASEMENT,
VOL. 120, PG. 531,
H.C.M.R.



PROP. BASELINE

195+00

S81°28'26\"/>

329.52'

S08°31'34\"/>

20.00'

P.O.B.

S81°28'26\"/>

165.48'

N08°31'34\"/>

20.00'

N: 16,588,267.71'

E: 1,088,352.92'

STA: 197+87.57

O/S: 23.97' RT.

MARIA ORALIA RAMOS
ALVAREZ TO MARIA
DE LA LUZ CHAPA,
CALLED 0.32 OF AN
ACRE
VOL. 1870, PG. 588,
O.R.H.C.
RECORDED: AUGUST
30, 1983

ANTONIO LUJAN AND WIFE MARIA DE LA LUZ
CHAPA LUJAN TO ANTONIO LUJAN JR. AND
MARCO LUJAN, AS SEPARATE PROPERTY,
CALC. 0.76 OF AN ACRE
DOCUMENT # 3548413,
O.R.H.C.
RECORDED: MAY 14, 2024,

LOT 222,
KELLY PHARR
SUBDIVISION,
VOL. 0, PG. 27,
DOC. # 1909-3,
H.C.D.R.

20.0'
CITY OF PHARR
UTILITY EASEMENT
DOCUMENT NO. 885461
O.R.H.C.

LOT 34
LAS ARBOLEDAS
SUBDIVISION,
VOL. 48, PG. 78,
H.C.M.R.

15.0'
HIDALGO
COUNTY
IRRIGATION
DISTRICT
#2
EASEMENT,
VOL. 48,
PG. 78,
H.C.M.R.

LOT 33
LAS ARBOLEDAS
SUBDIVISION,
VOL. 48, PG. 78,
H.C.M.R.

KANE - LINDSEY LLC
LAND SURVEYING CONSULTANTS
2805 Fountain Plaza Boulevard, Suite B, Edinburg, Texas 78539
(361) 917-4859
TBPELS FIRM NO. 10194676

PARCEL PLAT
SHOWING
PARCEL 23
MOORE ROAD PARCELS
(JACKSON RD. TO VETERANS BLVD.)
HIDALGO COUNTY
JANUARY 2026
PAGE 4 OF 4 SCALE: 1" = 50'

Parcel 23 Closure Report

Point of Beginning: North: 16588267.7115' East: 1088352.9157'

Segment #1: Line

Course: S81° 28' 25.57"E Length: 165.482'
North: 16588243.1767' East: 1088516.5688'

Segment #2: Line

Course: S08° 31' 34.43"W Length: 19.999'
North: 16588223.3988' East: 1088513.6038'

Segment #3: Line

Course: N81° 28' 25.57"W Length: 165.482'
North: 16588247.9335' East: 1088349.9506'

Segment #4: Line

Course: N08° 31' 34.43"E Length: 19.999'
North: 16588267.7115' East: 1088352.9157'

Perimeter: 370.962' Area: 3309.51 Sq. Ft.

Error Closure: 0.0000 Course: N00° 00' 00.00"E

Error North: 0.00000 East: 0.00000

Precision 1: 370962000.000

EXHIBIT: P

COUNTY: Hidalgo

LIMITS: Moore Road (Jackson Rd. to Veterans Blvd.)

PROPERTY DESCRIPTION FOR PARCEL 25

Being a 0.122 of one acre (5,300 square feet) parcel of land situated in Hidalgo County, Texas, being out of Lot 210 Kelly-Pharr Subdivision, as recorded in Volume O, Page 27 (Document Number 1909-3) of the Deed Records, Hidalgo County, Texas, and being out of a called 8.1873 acre tract of land conveyed to Hidalgo County Drainage District No. 1 by a General Warranty Deed dated April 19, 2016 and recorded on August 31, 2016 as described in Document Number 2742868 of the Official Records, Hidalgo County, Texas, said 0.122 of one acre (5,300 square feet) parcel being more particularly described by metes and bounds as follows:

Commencing at a point, being the Southwest corner of said Lot 210, being on the South line of Seal Subdivision as recorded in Volume 34, Page 156 of the Map Records, Hidalgo County, Texas and being on the centerline of Moore Road (40.00' right-of-way);

Thence, North 08°31'34" East a distance of 20.00 feet over and across said Lot 210 and said Seal Subdivision to a point;

Thence, South 81°28'26" East a distance of 391.99 feet over and across said Lot 210 and said Seal Subdivision to a point (N=16,588,102.30, E=1,089,726.04), being 16.03 feet left from centerline station 211+70.05, being on the common line of said Hidalgo County Drainage District No. 1 tract of land and said Seal Subdivision, being on the existing North right-of-way line of said Moore Road, and being the **POINT OF BEGINNING** and Southwest corner of this herein described parcel;

1. **Thence**, North 08°33'12" East a distance of 20.00 feet along the common line of said Hidalgo County Drainage District No. 1 tract of land and said Seal Subdivision to a set 1/2-inch iron rod with plastic cap stamped "KLSC 6333 Prop Cor", being on the existing North right-of-way line of said Moore Road as established by said Seal Subdivision, for the Northwest corner of this herein described parcel;
2. **Thence**, South 81°28'24" East a distance of 265.00 feet over and across said Hidalgo County Drainage District No. 1 tract of land to a set 1/2-inch iron rod with plastic cap stamped "KLSC 6333 Prop Cor", being the Southwest corner of Lot 1, Tropic Star Subdivision as recorded in Volume 37, Page 100 of the Map Records, Hidalgo County, Texas, and being on the existing North right-of-way line of said Moore Road as established by said Tropic Star Subdivision, for the Northeast corner of this herein described parcel, from which a found 1/2-inch iron rod bears South 84°23'53" East a distance of 4.89 feet;

3. **Thence**, South $08^{\circ}31'34''$ West a distance of 20.00 feet along the common line of said Hidalgo County Drainage District No. 1 tract of land and said Tropic Star Subdivision to a point, being on the existing North right-of-way line of said Moore Road, for the Southeast corner of this herein described parcel;
4. **Thence**, North $81^{\circ}28'26''$ West a distance of 265.01 feet along the existing North right-of-way line of said Moore Road to the **POINT OF BEGINNING**, being a 0.122 of one acre (5,300 square feet) parcel.

All bearings and coordinates are based on the Texas Coordinate System, South Zone, North American Datum of 1983 (2011 Adjustment, Epoch, 2010.00). All distances and coordinates shown are surface values and may be converted to grid by dividing by the TxDOT Surface Adjustment Factor of 1.00004.

Units of Measure: U.S. Survey Feet

A parcel plat of even date was prepared in conjunction with this property description.

I, hereby certify that this survey was performed on the ground under my supervision and that this property description and accompanying parcel plat represent the facts as found at the time of survey. Survey date: April, 2025.



01/21/2026

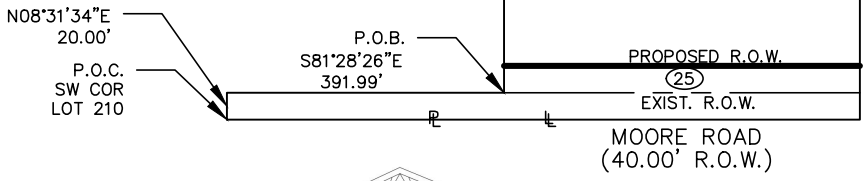
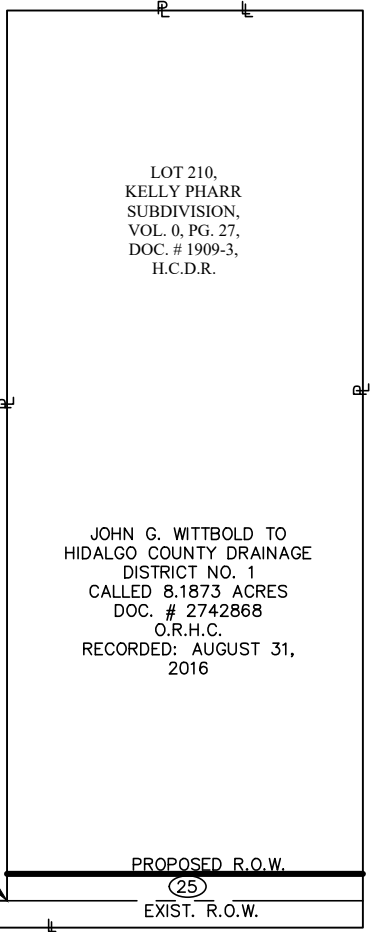
Kurt L. Schumacher
Registered Professional Land Surveyor
Texas Registration No. 6333
Kane Lindsey, LLC
2805 Fountain Plaza Blvd., Suite B
Edinburg, TX 78539
(956) 917-4809
TBPELS Firm No. 10194676



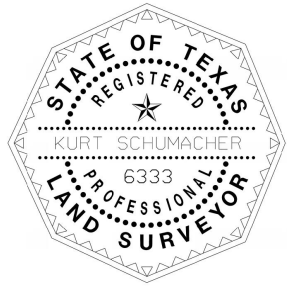
LEGEND

	EXISTING R.O.W. LINE
	PROPOSED R.O.W. LINE
	PROPERTY LINE
	LOT LINE
	SURVEY LINE
	PROP. BASELINE
	COMMON PROPERTY LINE
	DITCH LINE
	EOP LINE
	OVERHEAD LINE
	FENCE LINE
	WATER LINE
	IRRIGATION LINE
	TELEPHONE LINE
	WASTEWATER LINE

- SET 1/2" IRON ROD WITH PLASTIC CAP STAMPED "KLSC 6333 PROP COR" (UNLESS OTHERWISE NOTED)
- FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
- O.R.H.C. - OFFICIAL RECORDS HIDALGO COUNTY
- H.C.M.R. - HIDALGO COUNTY MAP RECORDS
- H.C.D.R. - HIDALGO COUNTY DEED RECORDS
- P.O.C. - POINT OF COMMENCING
- P.O.B. - POINT OF BEGINNING
- VOL. - VOLUME
- PG. - PAGE
- R.O.W. - RIGHT OF WAY
- N.T.S. - NOT TO SCALE
- AC. - ACREAGE
- S.F. - SQUARE FEET



- NOTES:**
1. ALL BEARINGS AND COORDINATES SHOWN ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83), 2011 ADJUSTMENT. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE VALUES AND MAY BE CONVERTED TO GRID BY DIVIDING BY A COMBINED ADJUSTMENT FACTOR OF 1.00004. ALL MEASUREMENTS ARE IN U.S. SURVEY FEET.
 2. RECORD INFORMATION SHOWN HEREON IS BASED ON A PUBLIC RECORDS SEARCH BY THE SURVEYOR. ABSTRACTING WAS PERFORMED JANUARY 2026.
 3. FIELD SURVEYING WAS PERFORMED JANUARY 2026.
 4. A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.
 5. SURVEY SUBJECT TO HIDALGO COUNTY IRRIGATION NO. 2 CLAIMS IN FEE AND EASEMENT. BURIED IRRIGATION RUNS PARALLEL TO SOUTH RIGHT OF WAY LINE OF MOORE ROAD.



01/21/2026

PARCEL TRACT INSET FOR
PARCEL NO. 25
N.T.S.

I HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED ON THE GROUND UNDER MY SUPERVISION AND THAT THIS PARCEL PLAT REPRESENTS THE FACTS AS FOUND AT THE TIME OF THE SURVEY.

KURT SCHUMACHER DATE REGISTERED PROFESSIONAL LAND SURVEYOR TEXAS REGISTRATION NO. 6333

AREA TABLE (ACRES)			
EXIST. AC.	TAKING AC./S.F.	REMAINDER AC.	
		LEFT	RIGHT
8.19	0.122/ 5,300	8.07	



PARCEL PLAT
SHOWING
PARCEL 25
MOORE ROAD PARCELS
(JACKSON RD. TO VETERANS BLVD.)
HIDALGO COUNTY
JANUARY 2026
PAGE 3 OF 4 SCALE: N.T.S.

NOTE "A":
 OXY USA INC., AND OXY USA WTP LP TO MMGJ SOUTH TEXAS, LLC,
 CALC. 7.80 ACRES
 DOC. # 2812871
 O.R.H.C.
 RECORDED: MAY 9, 2017



SCALE: 1" = 50'

LOT 210,
 KELLY PHARR
 SUBDIVISION,
 VOL. 0, PG. 27,
 DOC. #1909-3,
 H.C.D.R.

JOHN G. WITTBOLD TO
 HIDALGO COUNTY DRAINAGE DISTRICT NO. 1
 CALLED 8.1873 ACRES
 DOC. # 2742868
 O.R.H.C.
 RECORDED: AUGUST 31, 2016

FND. 1/2"
 IRON ROD BEARS
 S84°23'53"E
 4.89'

LOT 1
 TROPIC STAR SUBDIVISION
 PHASE IV,
 VOL. 37, PG. 100,
 H.C.M.R.

10.0'
 UTILITY EASEMENT,
 VOL. 34, PG. 156,
 H.C.M.R.

LOT 1,
 SEAL SUBDIVISION
 VOL. 34, PG. 156,
 H.C.M.R.

P.O.B.
 N: 16,588,102.30'
 E: 1,089,726.04'
 STA: 211+70.05
 O/S: 16.03' LT.

STA: 211+70.05
 O/S: 36.03 LT.

STA: 214+35.04
 O/S: 36.02 LT.

EXISTING R.O.W.

EXISTING R.O.W.

N08°31'34"E
 20.00'

S81°28'26"E
 20.00'

N08°33'12"E
 20.00'

S81°28'24"E
 265.00'

(25)

N81°28'26"W
 20.00'

S08°31'34"W
 20.00'

MOORE ROAD
 (40.00' R.O.W.)

VOL. 3, PGS. 133-134, H.C.M.R.

VOL. 34, PG. 156, H.C.M.R.

EXISTING R.O.W.

EXISTING R.O.W.

EXISTING R.O.W.

EXISTING R.O.W.

EXISTING R.O.W.

EXISTING R.O.W.

EXISTING R.O.W.

EXISTING R.O.W.

EXISTING R.O.W.

EXISTING R.O.W.

EXISTING R.O.W.

EXISTING R.O.W.

EXISTING R.O.W.

EXISTING R.O.W.

EXISTING R.O.W.

EXISTING R.O.W.

EXISTING R.O.W.

EXISTING R.O.W.

EXISTING R.O.W.

EXISTING R.O.W.

EXISTING R.O.W.

EXISTING R.O.W.

P.O.C.
 SOUTHWEST CORNER
 OF LOT 210,
 KELLY PHARR
 SUBDIVISION,
 VOL. 0, PG. 27,
 DOC. #1909-3,
 H.C.D.R.
 N: 16,588,140.64'
 E: 1,089,335.41'

RODERIC B. THOMAS TO
 CITY OF PHARR
 CALC. 13.31 ACRES,
 VOL. 1338, PG. 733,
 H.C.D.R.
 RECORDED: OCTOBER
 18, 1972

RODERIC B. THOMAS,
 AND WIFE TO HIDALGO
 COUNTY DRAINAGE
 DISTRICT #1,
 CALLED 6.333 ACRES,
 VOL. 1170, PG. 815,
 H.C.D.R.
 RECORDED: FEBRUARY
 23, 1967

SEE NOTE
 "A"

MMGJ SOUTH
 TEXAS, LLC, TO
 TEYSHA GROUP,
 LLC,
 CALLED 5.34
 ACRES,
 DOCUMENT NO.
 3404815,
 O.R.H.C.
 RECORDED:
 DECEMBER 13,
 2022

APPROXIMATE LOCATION OF 30.0'
 IRRIGATION
 EASEMENT,
 VOL. 120, PG. 531,
 H.C.M.R.

KANE - LINDSEY LLC
 LAND SURVEYING CONSULTANTS
 2805 Fountain Plaza Boulevard, Suite B, Edinburg, Texas 78539
 (361) 917-4899
 TBPELS FIRM NO. 10194676

PARCEL PLAT
 SHOWING
 PARCEL 25
 MOORE ROAD PARCELS
 (JACKSON RD. TO VETERANS BLVD.)
 HIDALGO COUNTY
 JANUARY 2026

Parcel 25 Closure Report

Point of Beginning: North: 16588102.2999' East: 1089726.0361'

Segment #1: Line

Course: N08° 33' 12.08"E Length: 20.001'
North: 16588122.0785' East: 1089729.0109'

Segment #2: Line

Course: S81° 28' 24.32"E Length: 264.998'
North: 16588082.7877' East: 1089991.0799'

Segment #3: Line

Course: S08° 31' 34.35"W Length: 19.999'
North: 16588063.0097' East: 1089988.1148'

Segment #4: Line

Course: N81° 28' 25.57"W Length: 265.008'
North: 16588102.3004' East: 1089726.0357'

Perimeter: 570.006' Area: 5300.06 Sq. Ft.

Error Closure: 0.0007 Course: N44° 39' 09.71"W

Error North: 0.00047 East: -0.00046

Precision 1: 814294.286

EXHIBIT: _Q_

COUNTY: Hidalgo

LIMITS: Moore Road (Jackson Rd. to Veterans Blvd.)

PROPERTY DESCRIPTION FOR PARCEL 26

Being a 0.096 of one acre (4,180 square feet) parcel of land situated in Hidalgo County, Texas, being out of Lot 223 Kelly-Pharr Subdivision, as recorded in Volume O, Page 27 (Document Number 1909-3) of the Deed Records, Hidalgo County, Texas, and being out of a called 6.333 acre tract of land conveyed to Hidalgo County Drainage District Number One by a Deed filed for record on February 23, 1967 as described in Volume 1170, Page 815 of the Deed Records, Hidalgo County, Texas, said 0.096 of one acre (4,180 square feet) parcel being more particularly described by metes and bounds as follows:

Commencing at a point, being the Northwest corner of said Lot 223, and being on the centerline of Moore Road (40.00' right-of-way);

Thence, South 81°28'26" East a distance of 450.97 feet along the North line of said Lot 223 to a point, being the common corner of said called 6.333 acre tract of land and a calculated 13.31 acre tract of land conveyed to the City of Pharr by a Warranty Deed filed for record on October 18, 1972 as described in Volume 1338, Page 733 of the Deed Records, Hidalgo County, Texas;

Thence, South 08°31'34" West a distance of 20.00 feet along the common line of said called 6.333 acre tract of land and said calculated 13.31 acre tract of land to a point (N=16,588,054.00, E=1,089,778.44), being 23.97 feet right from centerline station 219+66.05, being on the existing South right-of-way line of said Moore Road, and being the **POINT OF BEGINNING** and Northwest corner of this herein described parcel;

- 1. Thence**, South 81°28'26" East a distance of 209.00 feet along the existing South right-of-way line of said Moore Road to a point, being on the common line of said called 6.333 acre tract of land and calculated 7.80 acre tract of land conveyed to MMGJ South Texas, LLC by a Deed of Conveyance and Assignment and Bill of Sale effective January 1, 2017 and recorded on May 9, 2017, Document Number 2812871 of the Official Records, Hidalgo County, Texas, for the Northeast corner of this herein described parcel;
- 2. Thence**, South 08°31'34" West a distance of 20.00 feet along the common line of said called 6.333 acre tract of land and said calculated 7.80 acre tract of land to a to a set 1/2-inch iron rod with plastic cap stamped "KLSC 6333 Prop Cor", for the Southeast corner of this herein described parcel;

3. **Thence**, North 81°28'26" West a distance of 209.00 feet over and across said called 6.333 acre tract of land to a set 1/2-inch iron rod with plastic cap stamped "KLSC 6333 Prop Cor", being on the common line of said called 6.333 acre tract of land and said calculated 13.31 acre tract of land, for the Southwest corner of this herein described parcel;
4. **Thence**, North 08°31'34" East a distance of 20.00 feet along the common line of said called 6.333 acre tract of land and said calculated 13.31 acre tract of land to the **POINT OF BEGINNING**, being a 0.096 of one acre (4,180 square feet) parcel.

All bearings and coordinates are based on the Texas Coordinate System, South Zone, North American Datum of 1983 (2011 Adjustment, Epoch, 2010.00). All distances and coordinates shown are surface values and may be converted to grid by dividing by the TxDOT Surface Adjustment Factor of 1.00004.

Units of Measure: U.S. Survey Feet

A parcel plat of even date was prepared in conjunction with this property description.

I, hereby certify that this survey was performed on the ground under my supervision and that this property description and accompanying parcel plat represent the facts as found at the time of survey. Survey date: April, 2025.

01/21/2026

Kurt L. Schumacher
Registered Professional Land Surveyor
Texas Registration No. 6333
Kane Lindsey, LLC
2805 Fountain Plaza Blvd., Suite B
Edinburg, TX 78539
(956) 917-4809
TBPELS Firm No. 10194676

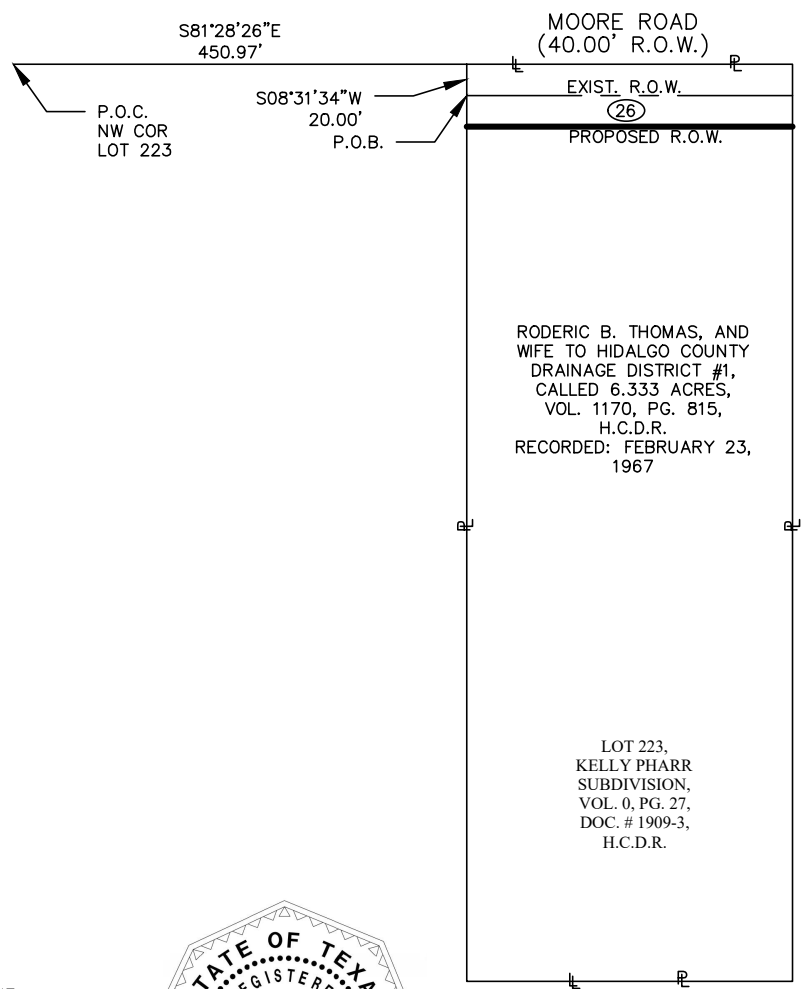


LEGEND

	EXISTING R.O.W. LINE
	PROPOSED R.O.W. LINE
	PROPERTY LINE
	LOT LINE
	SURVEY LINE
	PROP. BASELINE
	COMMON PROPERTY LINE
	DITCH LINE
	EOP LINE
	OVERHEAD LINE
	FENCE LINE
	WATER LINE
	IRRIGATION LINE
	TELEPHONE LINE
	WASTEWATER LINE

- SET 1/2" IRON ROD WITH PLASTIC CAP STAMPED
"KLSC 6333 PROP COR" (UNLESS OTHERWISE NOTED)
- FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
- O.R.H.C. - OFFICIAL RECORDS HIDALGO COUNTY
- H.C.M.R. - HIDALGO COUNTY MAP RECORDS
- H.C.D.R. - HIDALGO COUNTY DEED RECORDS
- P.O.C. - POINT OF COMMENCING
- P.O.B. - POINT OF BEGINNING
- VOL. - VOLUME
- PG. - PAGE
- R.O.W. - RIGHT OF WAY
- N.T.S. - NOT TO SCALE
- AC. - ACREAGE
- S.F. - SQUARE FEET

- NOTES:
1. ALL BEARINGS AND COORDINATES SHOWN ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83), 2011 ADJUSTMENT. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE VALUES AND MAY BE CONVERTED TO GRID BY DIVIDING BY A COMBINED ADJUSTMENT FACTOR OF 1.00004. ALL MEASUREMENTS ARE IN U.S. SURVEY FEET.
 2. RECORD INFORMATION SHOWN HEREON IS BASED ON A PUBLIC RECORDS SEARCH BY THE SURVEYOR. ABSTRACTING WAS PERFORMED JANUARY 2026.
 3. FIELD SURVEYING WAS PERFORMED JANUARY 2026.
 4. A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.
 5. SURVEY SUBJECT TO HIDALGO COUNTY IRRIGATION NO. 2 CLAIMS IN FEE AND EASEMENT. BURIED IRRIGATION RUNS PARALLEL TO SOUTH RIGHT OF WAY LINE OF MOORE ROAD.



01/21/2026

PARCEL TRACT INSET FOR
PARCEL NO. 26
N.T.S.

I HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED ON THE GROUND UNDER MY SUPERVISION AND THAT THIS PARCEL PLAT REPRESENTS THE FACTS AS FOUND AT THE TIME OF THE SURVEY.

KURT SCHUMACHER DATE
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6333

AREA TABLE (ACRES)			
EXIST. AC.	TAKING AC./S.F.	REMAINDER AC.	
		LEFT	RIGHT
6.33	0.096/ 4,180	6.23	

KANE - LINDSEY LLC
LAND SURVEYING CONSULTANTS
2805 Fountain Plaza Boulevard, Suite B, Edinburg, Texas 78539
(956) 917-4859
TBPELS FIRM NO. 10194676

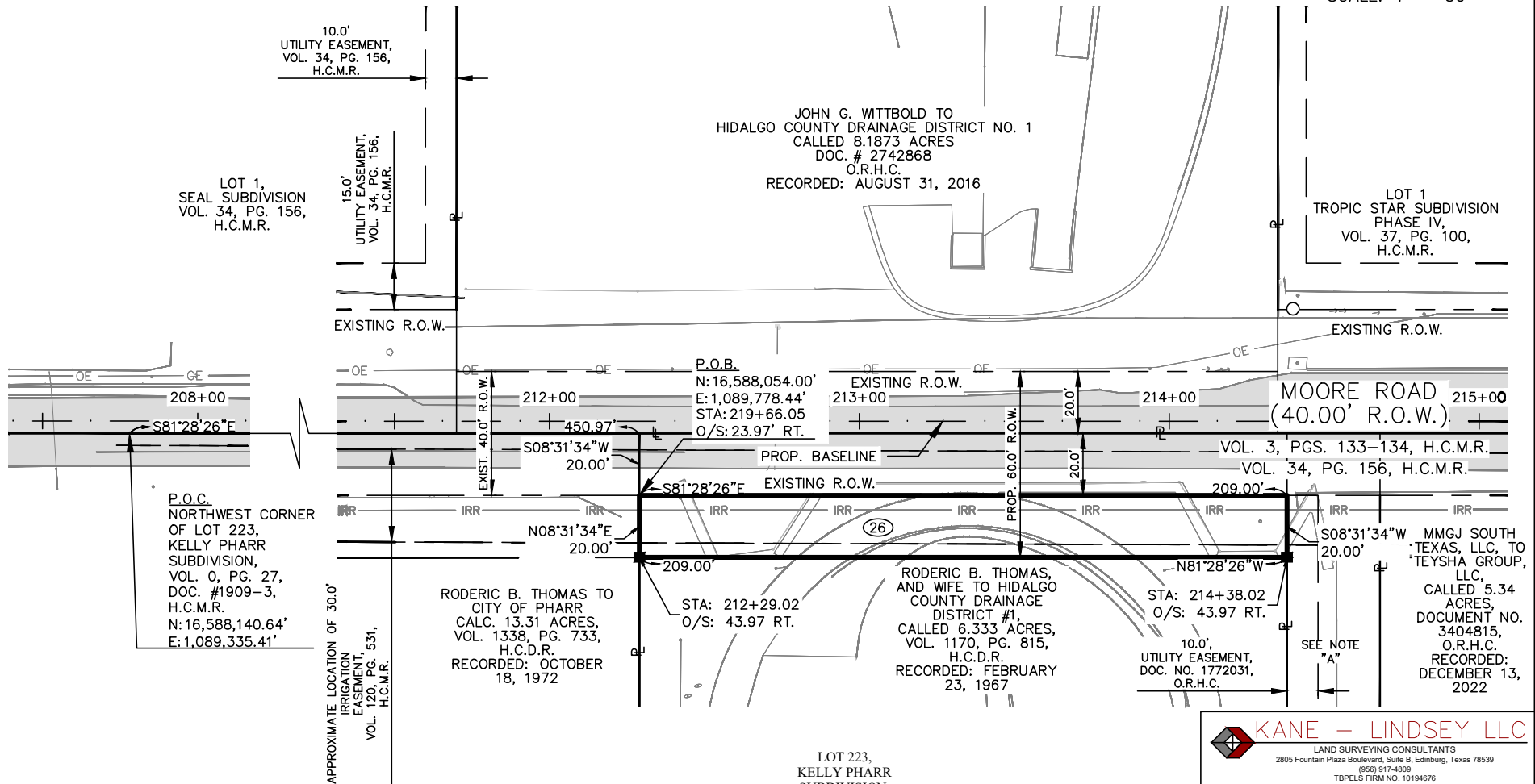
PARCEL PLAT
SHOWING
PARCEL 26
MOORE ROAD PARCELS
(JACKSON RD. TO VETERANS BLVD.)
HIDALGO COUNTY
JANUARY 2026

PAGE 3 OF 4 SCALE: N.T.S.

NOTE "A":
 OXY USA INC., AND OXY USA WTP LP TO MMGJ SOUTH TEXAS, LLC,
 CALC. 7.80 ACRES
 DOC. # 2812871
 O.R.H.C.
 RECORDED: MAY 9, 2017



SCALE: 1" = 50'



LOT 1,
 SEAL SUBDIVISION
 VOL. 34, PG. 156,
 H.C.M.R.

JOHN G. WITTBOLD TO
 HIDALGO COUNTY DRAINAGE DISTRICT NO. 1
 CALLED 8.1873 ACRES
 DOC. # 2742868
 O.R.H.C.
 RECORDED: AUGUST 31, 2016

LOT 1
 TROPIC STAR SUBDIVISION
 PHASE IV,
 VOL. 37, PG. 100,
 H.C.M.R.

P.O.C.
 NORTHWEST CORNER
 OF LOT 223,
 KELLY PHARR
 SUBDIVISION,
 VOL. 0, PG. 27,
 DOC. #1909-3,
 H.C.M.R.
 N: 16,588,140.64'
 E: 1,089,335.41'

RODERIC B. THOMAS TO
 CITY OF PHARR
 CALC. 13.31 ACRES,
 VOL. 1338, PG. 733,
 H.C.D.R.
 RECORDED: OCTOBER
 18, 1972

RODERIC B. THOMAS,
 AND WIFE TO HIDALGO
 COUNTY DRAINAGE
 DISTRICT #1,
 CALLED 6.333 ACRES,
 VOL. 1170, PG. 815,
 H.C.D.R.
 RECORDED: FEBRUARY
 23, 1967

MMGJ SOUTH
 TEXAS, LLC, TO
 TEYSHA GROUP,
 LLC,
 CALLED 5.34
 ACRES,
 DOCUMENT NO.
 3404815,
 O.R.H.C.
 RECORDED:
 DECEMBER 13,
 2022

LOT 223,
 KELLY PHARR
 SUBDIVISION,
 VOL. 0, PG. 27,
 DOC. # 1909-3,
 H.C.D.R.

KANE - LINDSEY LLC
 LAND SURVEYING CONSULTANTS
 2805 Fountain Plaza Boulevard, Suite B, Edinburg, Texas 78539
 (361) 917-4859
 TBPELS FIRM NO. 10194676

PARCEL PLAT
 SHOWING
 PARCEL 25
 MOORE ROAD PARCELS
 (JACKSON RD. TO VETERANS BLVD.)
 HIDALGO COUNTY
 JANUARY 2026

Parcel 26 Closure Report

Point of Beginning: North: 16588053.9986' East: 1089778.4371'

Segment #1: Line

Course: S81° 28' 25.57"E Length: 209.000'
North: 16588023.0118' East: 1089985.1272'

Segment #2: Line

Course: S08° 31' 34.43"W Length: 19.999'
North: 16588003.2339' East: 1089982.1621'

Segment #3: Line

Course: N81° 28' 26.36"W Length: 209.000'
North: 16588034.2199' East: 1089775.4719'

Segment #4: Line

Course: N08° 31' 34.43"E Length: 20.000'
North: 16588053.9988' East: 1089778.4371'

Perimeter: 457.999' Area: 4179.92 Sq. Ft.

Error Closure: 0.0002 Course: N08° 31' 36.24"E

Error North: 0.00020 East: 0.00003

Precision 1: 2289995.000

EXHIBIT: R

COUNTY: Hidalgo

LIMITS: Moore Road (Jackson Rd. to Veterans Blvd.)

PROPERTY DESCRIPTION FOR PARCEL 27

Being a 0.014 of one acre (601 square feet) parcel of land situated in Hidalgo County, Texas, being out of Lot 223 Kelly-Pharr Subdivision, as recorded in Volume O, Page 27 (Document Number 1909-3) of the Deed Records, Hidalgo County, Texas, and being out of a calculated 7.80 acre tract of land conveyed to MMGJ South Texas, LLC by a Deed of Conveyance and Assignment and Bill of Sale effective January 1, 2017 and recorded on May 9, 2017, Document Number 2812871 of the Official Records, Hidalgo County, Texas, said 0.014 of one acre (601 square feet) parcel being more particularly described by metes and bounds as follows:

Commencing at a point, being the Northwest corner of said Lot 223, and being on the centerline of Moore Road (60.00' right-of-way);

Thence, South 81°28'26" East a distance of 659.97 feet along the North line of said Lot 223 to a point, being the common corner of said calculated 7.80 acre tract of land and a called 6.333 acre tract of land conveyed to Hidalgo County Drainage District Number One by a Deed filed for record on February 23, 1967 as described in Volume 1170, Page 815 of the Deed Records, Hidalgo County, Texas;

Thence, South 08°31'34" West a distance of 20.00 feet along the common line of said calculated 7.80 acre tract of land and said called 6.333 acre tract of land to a point (N=16,588,023.01, E=1,089,985.13), being 23.97 feet right from centerline station 214+38.01, being on the existing South right-of-way line of said Moore Road, and being the **POINT OF BEGINNING** and Northwest corner of this herein described parcel;

- 1. Thence**, South 81°28'26" East a distance of 30.03 feet along the existing South right-of-way line of said Moore Road to a point, being on the common line of said calculated 7.80 acre tract of land and a called 5.34 acre tract of land conveyed to Teysha Group, LLC by a Special Warranty Deed recorded on December 13, 2022 as described in Document Number 3404815 of the Official Records, Hidalgo County, Texas, for the Northeast corner of this herein described parcel;
- 2. Thence**, South 08°31'34" West a distance of 20.00 feet along the common line of said calculated 7.80 acre tract of land and said called 5.34 acre tract of land to a to a set 1/2-inch iron rod with plastic cap stamped "KLSC 6333 Prop Cor", for the Southeast corner of this herein described parcel;

3. **Thence**, North 81°28'26" West a distance of 30.03 feet over and across said calculated 7.80 acre tract of land to a set 1/2-inch iron rod with plastic cap stamped "KLSC 6333 Prop Cor", being on the common line of said calculated 7.80 acre tract of land and said called 6.333 acre tract of land, for the Southwest corner of this herein described parcel;
4. **Thence**, North 08°31'34" East a distance of 20.00 feet along the common line of said calculated 7.80 acre tract of land and said called 6.333 acre tract of land to the **POINT OF BEGINNING**, being a 0.014 of one acre (601 square feet) parcel.

All bearings and coordinates are based on the Texas Coordinate System, South Zone, North American Datum of 1983 (2011 Adjustment, Epoch, 2010.00). All distances and coordinates shown are surface values and may be converted to grid by dividing by the TxDOT Surface Adjustment Factor of 1.00004.

Units of Measure: U.S. Survey Feet

A parcel plat of even date was prepared in conjunction with this property description.

I, hereby certify that this survey was performed on the ground under my supervision and that this property description and accompanying parcel plat represent the facts as found at the time of survey. Survey date: April, 2025.

01/21/2026

Kurt L. Schumacher
Registered Professional Land Surveyor
Texas Registration No. 6333
Kane Lindsey, LLC
2805 Fountain Plaza Blvd., Suite B
Edinburg, TX 78539
(956) 917-4809
TBPELS Firm No. 10194676



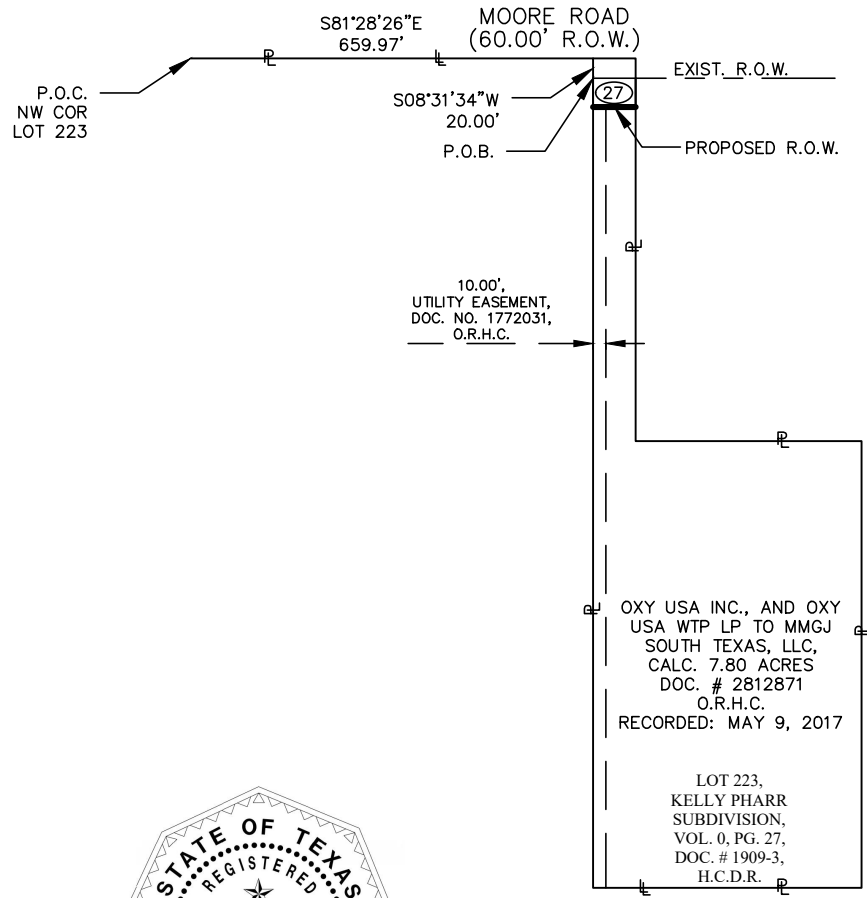
LEGEND

	EXISTING R.O.W. LINE
	PROPOSED R.O.W. LINE
	PROPERTY LINE
	LOT LINE
	SURVEY LINE
	PROP. BASELINE
	COMMON PROPERTY LINE
	DITCH LINE
	EOP LINE
	OVERHEAD LINE
	FENCE LINE
	WATER LINE
	IRRIGATION LINE
	TELEPHONE LINE
	WASTEWATER LINE

- SET 1/2" IRON ROD WITH PLASTIC CAP STAMPED "KLSC 6333 PROP COR" (UNLESS OTHERWISE NOTED)
- FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
- O.R.H.C. - OFFICIAL RECORDS HIDALGO COUNTY
- H.C.M.R. - HIDALGO COUNTY MAP RECORDS
- H.C.D.R. - HIDALGO COUNTY DEED RECORDS
- P.O.C. - POINT OF COMMENCING
- P.O.B. - POINT OF BEGINNING
- VOL. - VOLUME
- PG. - PAGE
- R.O.W. - RIGHT OF WAY
- N.T.S. - NOT TO SCALE
- AC. - ACREAGE
- S.F. - SQUARE FEET

NOTES:

1. ALL BEARINGS AND COORDINATES SHOWN ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83), 2011 ADJUSTMENT. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE VALUES AND MAY BE CONVERTED TO GRID BY DIVIDING BY A COMBINED ADJUSTMENT FACTOR OF 1.00004. ALL MEASUREMENTS ARE IN U.S. SURVEY FEET.
2. RECORD INFORMATION SHOWN HEREON IS BASED ON A PUBLIC RECORDS SEARCH BY THE SURVEYOR. ABSTRACTING WAS PERFORMED JANUARY 2026.
3. FIELD SURVEYING WAS PERFORMED JANUARY 2026.
4. A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.
5. SURVEY SUBJECT TO HIDALGO COUNTY IRRIGATION NO. 2 CLAIMS IN FEE AND EASEMENT. BURIED IRRIGATION RUNS PARALLEL TO SOUTH RIGHT OF WAY LINE OF MOORE ROAD.



01/21/2026

PARCEL TRACT INSET FOR
PARCEL NO. 27
N.T.S.

I HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED ON THE GROUND UNDER MY SUPERVISION AND THAT THIS PARCEL PLAT REPRESENTS THE FACTS AS FOUND AT THE TIME OF THE SURVEY.

KURT SCHUMACHER DATE
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6333

OXY USA INC., AND OXY USA WTP LP TO MMGJ SOUTH TEXAS, LLC, CALC. 7.80 ACRES DOC. # 2812871 O.R.H.C. RECORDED: MAY 9, 2017

LOT 223, KELLY PHARR SUBDIVISION, VOL. 0, PG. 27, DOC. # 1909-3, H.C.D.R.

AREA TABLE (ACRES)			
CALC. AC.	TAKING AC./S.F.	REMAINDER AC.	
		LEFT	RIGHT
7.80	0.014/601	7.79	

KANE - LINDSEY LLC
LAND SURVEYING CONSULTANTS
2805 Fountain Plaza Boulevard, Suite B, Edinburg, Texas 78539
(956) 917-4859
TBPELS FIRM NO. 10194676

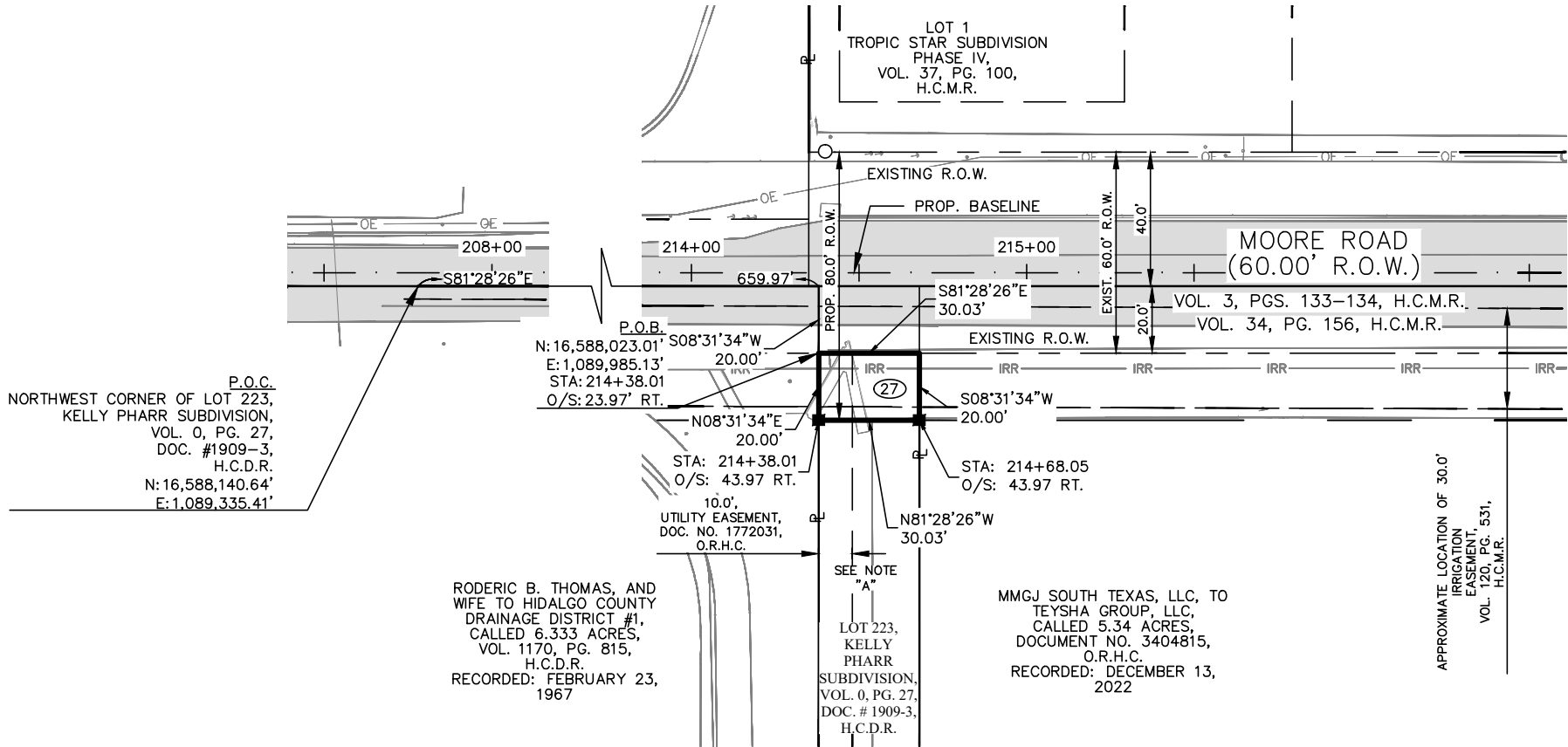
PARCEL PLAT
SHOWING
PARCEL 27
MOORE ROAD PARCELS
(JACKSON RD. TO VETERANS BLVD.)
HIDALGO COUNTY
JANUARY 2026

PAGE 3 OF 4 SCALE: N.T.S.

NOTE "A":
 OXY USA INC., AND OXY USA WTP LP TO MMGJ SOUTH TEXAS, LLC,
 CALC. 7.80 ACRES
 DOC. # 2812871
 O.R.H.C.
 RECORDED: MAY 9, 2017



SCALE: 1" = 50'



KANE - LINDSEY LLC
 LAND SURVEYING CONSULTANTS
 2805 Fountain Plaza Boulevard, Suite B, Edinburg, Texas 78539
 (361) 917-4859
 TBPELS FIRM NO. 10194676

PARCEL PLAT SHOWING PARCEL 27
 MOORE ROAD PARCELS (JACKSON RD. TO VETERANS BLVD.) HIDALGO COUNTY JANUARY 2026

Parcel 27 Closure Report

Point of Beginning: North: North: 16588023.0118' East: 1089985.1272'

Segment #1: Line

Course: S81° 28' 25.57"E Length: 30.034'
North: 16588018.5589' East: 1090014.8293'

Segment #2: Line

Course: S08° 31' 34.43"W Length: 19.999'
North: 16587998.7809' East: 1090011.8642'

Segment #3: Line

Course: N81° 28' 25.57"W Length: 30.034'
North: 16588003.2338' East: 1089982.1621'

Segment #4: Line

Course: N08° 31' 34.43"E Length: 19.999'
North: 16588023.0118' East: 1089985.1272'

Perimeter: 100.066' Area: 600.65 Sq. Ft.

Error Closure: 0.0000 Course: N00° 00' 00.00"E

Error North: 0.00000 East: 0.00000

Precision 1: 100066000.000

EXHIBIT: S

COUNTY: Hidalgo

LIMITS: Moore Road (Jackson Rd. to Veterans Blvd.)

PROPERTY DESCRIPTION FOR PARCEL 28

Being a 0.188 of one acre (8,200 square feet) parcel of land situated in Hidalgo County, Texas, being out of Lot 223 Kelly-Pharr Subdivision, as recorded in Volume O, Page 27 (Document Number 1909-3) of the Deed Records, Hidalgo County, Texas, and being out of a called 5.34 acre tract of land conveyed to Teysha Group, LLC by a Special Warranty Deed recorded on December 13, 2022 as described in Document Number 3404815 of the Official Records, Hidalgo County, Texas, said 0.188 of one acre (8,200 square feet) parcel being more particularly described by metes and bounds as follows:

Commencing at a point, being the Northwest corner of said Lot 223, and being on the centerline of Moore Road (60.00' right-of-way);

Thence, South 81°28'26" East a distance of 690.01 feet along the North line of said Lot 223 to a point, being the common corner of said called 5.34 acre tract of land and a calculated 7.80 acre tract of land conveyed to MMGJ South Texas, LLC by a Deed of Conveyance and Assignment and Bill of Sale effective January 1, 2017 and recorded on May 9, 2017, Document Number 2812871 of the Official Records, Hidalgo County, Texas;

Thence, South 08°31'34" West a distance of 20.00 feet along the common line of said called 5.34 acre tract of land and said calculated 7.80 acre tract of land to a point (N=16,588,018.56, E=1,090,014.83), being 23.97 feet right from centerline station 214+68.05, being on the existing South right-of-way line of said Moore Road, and being the **POINT OF BEGINNING** and Northwest corner of this herein described parcel;

1. **Thence**, South 81°28'26" East a distance of 410.00 feet along the existing South right-of-way line of said Moore Road to a point, being on the common line of said called 5.34 acre tract of land and a called 2.63 acre tract of land conveyed to Maria R. Medrano by a Warranty Deed with Vendor's Lien dated August 7, 2002 and recorded on January 10, 2003 as described in Document Number 1156783 of the Official Records, Hidalgo County, Texas, for the Northeast corner of this herein described parcel;
2. **Thence**, South 08°31'34" West a distance of 20.00 feet along the common line of said called 5.34 acre tract of land and said called 2.63 acre tract of land to a set 1/2-inch iron rod with plastic cap stamped "KLSC 6333 Prop Cor", for the Southeast corner of this herein described parcel;

3. **Thence**, North 81°28'26" West a distance of 410.00 feet over and across said called 5.34 acre tract of land to a set 1/2-inch iron rod with plastic cap stamped "KLSC 6333 Prop Cor", being on the common line of said called 5.34 acre tract of land and said calculated 7.80 acre tract of land, for the Southwest corner of this herein described parcel;
4. **Thence**, North 08°31'34" East a distance of 20.00 feet along the common line of said called 5.34 acre tract of land and said calculated 7.80 acre tract of land to the **POINT OF BEGINNING**, being a 0.188 of one acre (8,200 square feet) parcel.

All bearings and coordinates are based on the Texas Coordinate System, South Zone, North American Datum of 1983 (2011 Adjustment, Epoch, 2010.00). All distances and coordinates shown are surface values and may be converted to grid by dividing by the TxDOT Surface Adjustment Factor of 1.00004.

Units of Measure: U.S. Survey Feet

A parcel plat of even date was prepared in conjunction with this property description.

I, hereby certify that this survey was performed on the ground under my supervision and that this property description and accompanying parcel plat represent the facts as found at the time of survey. Survey date: April, 2025.



01/21/2026

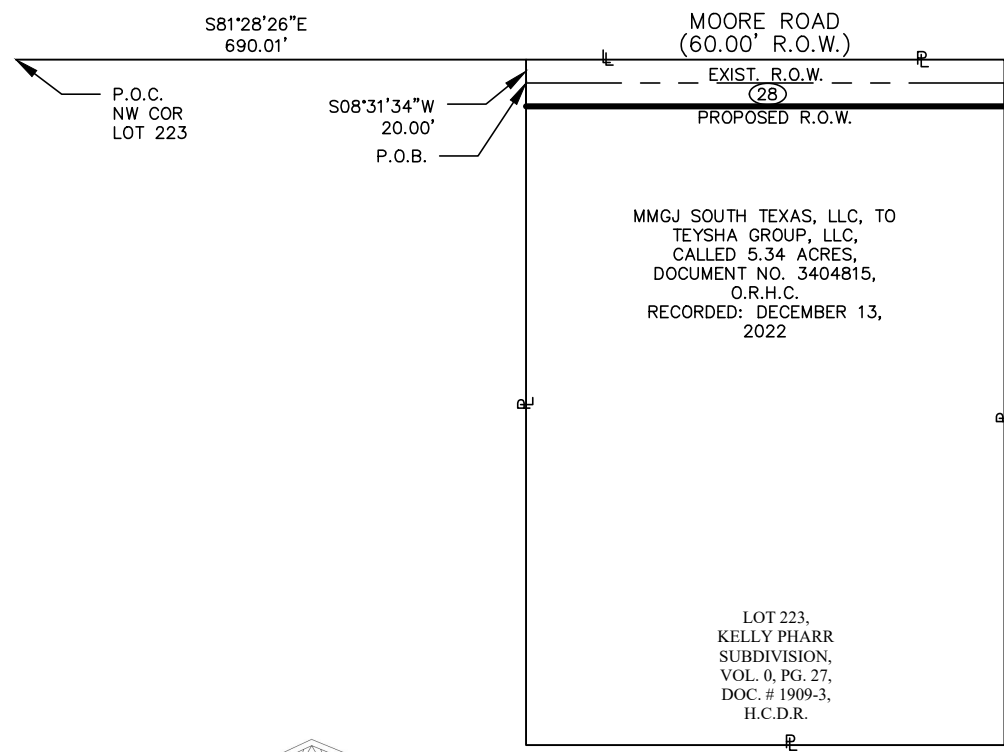
Kurt L. Schumacher
Registered Professional Land Surveyor
Texas Registration No. 6333
Kane Lindsey, LLC
2805 Fountain Plaza Blvd., Suite B
Edinburg, TX 78539
(956) 917-4809
TBPELS Firm No. 10194676



LEGEND

- EXISTING R.O.W. LINE
- PROPOSED R.O.W. LINE
- PROPERTY LINE
- LOT LINE
- SURVEY LINE
- PROP. BASELINE
- COMMON PROPERTY LINE
- DITCH LINE
- EOP LINE
- OE — OE — OVERHEAD LINE
- X — X — * FENCE LINE
- W — W — WATER LINE
- IRR — IRR — IRRIGATION LINE
- TEL — TEL — TELEPHONE LINE
- WW — WW — WASTEWATER LINE

- SET 1/2" IRON ROD WITH PLASTIC CAP STAMPED "KLSC 6333 PROP COR" (UNLESS OTHERWISE NOTED)
- FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
- O.R.H.C. — OFFICIAL RECORDS HIDALGO COUNTY
- H.C.M.R. — HIDALGO COUNTY MAP RECORDS
- H.C.D.R. — HIDALGO COUNTY DEED RECORDS
- P.O.C. — POINT OF COMMENCING
- P.O.B. — POINT OF BEGINNING
- VOL. — VOLUME
- PG. — PAGE
- R.O.W. — RIGHT OF WAY
- N.T.S. — NOT TO SCALE
- AC. — ACREAGE
- S.F. — SQUARE FEET



MMGJ SOUTH TEXAS, LLC, TO
TEYSHA GROUP, LLC,
CALLED 5.34 ACRES,
DOCUMENT NO. 3404815,
O.R.H.C.
RECORDED: DECEMBER 13,
2022

LOT 223,
KELLY PHARR
SUBDIVISION,
VOL. 0, PG. 27,
DOC. # 1909-3,
H.C.D.R.

- NOTES:
1. ALL BEARINGS AND COORDINATES SHOWN ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83), 2011 ADJUSTMENT. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE VALUES AND MAY BE CONVERTED TO GRID BY DIVIDING BY A COMBINED ADJUSTMENT FACTOR OF 1.00004. ALL MEASUREMENTS ARE IN U.S. SURVEY FEET.
 2. RECORD INFORMATION SHOWN HEREON IS BASED ON A PUBLIC RECORDS SEARCH BY THE SURVEYOR. ABSTRACTING WAS PERFORMED JANUARY 2026.
 3. FIELD SURVEYING WAS PERFORMED JANUARY 2026.
 4. A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.
 5. SURVEY SUBJECT TO HIDALGO COUNTY IRRIGATION NO. 2 CLAIMS IN FEE AND EASEMENT. BURIED IRRIGATION RUNS PARALLEL TO SOUTH RIGHT OF WAY LINE OF MOORE ROAD.



01/21/2026

PARCEL TRACT INSET FOR
PARCEL NO. 28
N.T.S.

I HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED ON THE GROUND UNDER MY SUPERVISION AND THAT THIS PARCEL PLAT REPRESENTS THE FACTS AS FOUND AT THE TIME OF THE SURVEY.

KURT SCHUMACHER DATE
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6333

AREA TABLE (ACRES)			
EXIST. AC.	TAKING AC./S.F.	REMAINDER AC.	
		LEFT	RIGHT
5.34	0.188/ 8200	5.15	

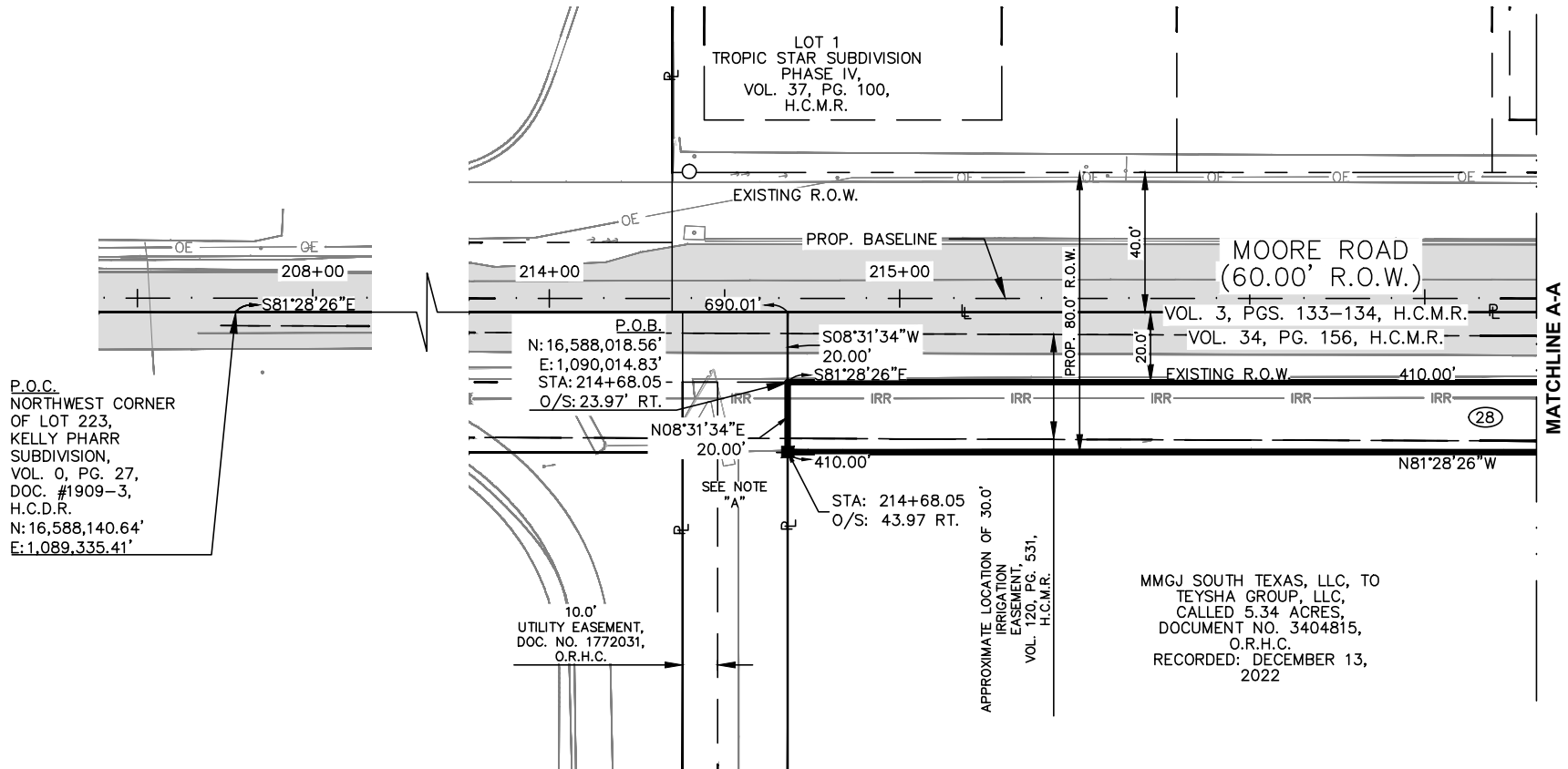
KANE — LINDSEY LLC
LAND SURVEYING CONSULTANTS
2805 Fountain Plaza Boulevard, Suite B, Edinburg, Texas 78539
(956) 917-4859
TBPELS FIRM NO. 10194676

PARCEL PLAT
SHOWING
PARCEL 28
MOORE ROAD PARCELS
(JACKSON RD. TO VETERANS BLVD.)
HIDALGO COUNTY
JANUARY 2026
PAGE 3 OF 5 SCALE: N.T.S.

NOTE "A":
 OXY USA INC., AND OXY USA WTP LP TO MMGJ SOUTH TEXAS, LLC,
 CALC. 7.80 ACRES
 DOC. # 2812871
 O.R.H.C.
 RECORDED: MAY 9, 2017



SCALE: 1" = 60'



P.O.C.
 NORTHWEST CORNER
 OF LOT 223,
 KELLY PHARR
 SUBDIVISION,
 VOL. 0, PG. 27,
 DOC. #1909-3,
 H.C.D.R.
 N: 16,588,140.64'
 E: 1,089,335.41'

LOT 223,
 KELLY PHARR
 SUBDIVISION,
 VOL. 0, PG. 27,
 DOC. # 1909-3,
 H.C.M.R.

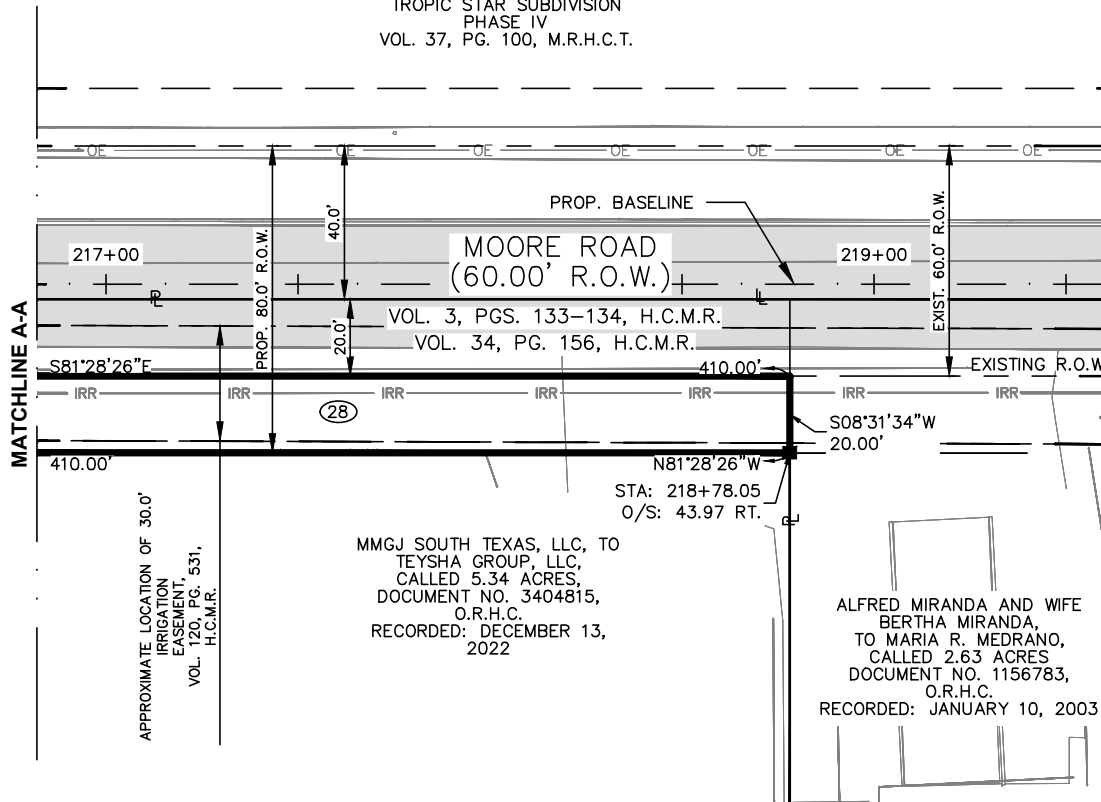
KANE - LINDSEY LLC
 LAND SURVEYING CONSULTANTS
 2805 Fountain Plaza Boulevard, Suite B, Edinburg, Texas 78539
 (361) 917-4859
 TBPELS FIRM NO. 10194676

PARCEL PLAT
 SHOWING
 PARCEL 28
 MOORE ROAD PARCELS
 (JACKSON RD. TO VETERANS BLVD.)
 HIDALGO COUNTY
 JANUARY 2026

LOT 1
TROPIC STAR SUBDIVISION
PHASE IV
VOL. 37, PG. 100, M.R.H.C.T.



SCALE: 1" = 50'



APPROXIMATE LOCATION OF 30.0'
IRRIGATION
EASEMENT,
VOL. 120 PG. 531,
H.C.M.R.

MMGJ SOUTH TEXAS, LLC, TO
TEYSHA GROUP, LLC,
CALLED 5.34 ACRES,
DOCUMENT NO. 3404815,
O.R.H.C.
RECORDED: DECEMBER 13,
2022

ALFRED MIRANDA AND WIFE
BERTHA MIRANDA,
TO MARIA R. MEDRANO,
CALLED 2.63 ACRES
DOCUMENT NO. 1156783,
O.R.H.C.
RECORDED: JANUARY 10, 2003

LOT 223,
KELLY PHARR
SUBDIVISION,
VOL. 0, PG. 27,
DOC. # 1909-3,
H.C.M.R.

KANE - LINDSEY LLC
LAND SURVEYING CONSULTANTS
2805 Fountain Plaza Boulevard, Suite B, Edinburg, Texas 78539
(956) 917-4899
TBPELS FIRM NO. 10194676

PARCEL PLAT
SHOWING
PARCEL 28
MOORE ROAD PARCELS
(JACKSON RD. TO VETERANS BLVD.)
HIDALGO COUNTY
JANUARY 2026

Parcel 28 Closure Report

Point of Beginning: North: 16588018.5589' East: 1090014.8292'

Segment #1: Line

Course: S81° 28' 25.57"E Length: 410.000'
North: 16587957.7714' East: 1090420.2979'

Segment #2: Line

Course: S08° 31' 34.43"W Length: 19.999'
North: 16587937.9935' East: 1090417.3328'

Segment #3: Line

Course: N81° 28' 25.57"W Length: 410.000'
North: 16587998.7810' East: 1090011.8641'

Segment #4: Line

Course: N08° 31' 34.43"E Length: 19.999'
North: 16588018.5589' East: 1090014.8292'

Perimeter: 859.998' Area: 8199.67 Sq. Ft.

Error Closure: 0.0000 Course: N00° 00' 00.00"E

Error North: 0.00000 East: 0.00000

Precision 1: 859998000.000

EXHIBIT: _T_

COUNTY: Hidalgo

LIMITS: Moore Road (Jackson Rd. to Veterans Blvd.)

PROPERTY DESCRIPTION FOR PARCEL 29

Being a 0.040 of one acre (1,760 square feet) parcel of land situated in Hidalgo County, Texas, being out of Lot 223 Kelly-Pharr Subdivision, as recorded in Volume O, Page 27 (Document Number 1909-3) of the Deed Records, Hidalgo County, Texas, and being out of a called 2.63 acre tract of land conveyed to Maria R. Medrano by a Warranty Deed with Vendor's Lien dated August 7, 2002 and recorded on January 10, 2003 as described in Document Number 1156783 of the Official Records, Hidalgo County, Texas, said 0.040 of one acre (1,760 square feet) parcel being more particularly described by metes and bounds as follows:

Commencing at a point, being the Northeast corner of said Lot 223, and being on the centerline of Moore Road (60.00' right-of-way);

Thence, North 81°28'26" West a distance of 131.99 feet along the North line of said Lot 223 to a point, being the common corner of said called 2.63 acre tract of land and a called 3.77 acre tract of land conveyed to Guillermo Galvan and wife, Guadalupe Galvan by a Warranty Deed with Vendor's Lien dated January 29, 1997 and recorded on April 17, 1997 as described in Document Number 592225 of the Official Records, Hidalgo County, Texas;

Thence, South 08°31'34" West a distance of 20.00 feet along the common line of said called 2.63 acre tract of land and said called 3.77 acre tract of land to a point (N=16,587,944.72, E=1,090,507.32), being 23.97 feet right from centerline station 219+66.05, being on the existing South right-of-way line of said Moore Road, and being the **POINT OF BEGINNING** and Northeast corner of this herein described parcel;

1. **Thence**, South 08°31'34" West a distance of 20.00 feet along the common line of said called 2.63 acre tract of land and said called 3.77 acre tract of land to a set 1/2-inch iron rod with plastic cap stamped "KLSC 6333 Prop Cor", for the Southeast corner of this herein described parcel;
2. **Thence**, North 81°28'26" West a distance of 88.00 feet over and across said called 2.63 acre tract of land to a set 1/2-inch iron rod with plastic cap stamped "KLSC 6333 Prop Cor", being on the common line of said called 2.63 acre tract of land and a called 5.34 acre tract of land conveyed to Teysha Group, LLC by a Special Warranty Deed recorded on December 13, 2022 as described in Document Number 3404815 of the Official Records, Hidalgo County, Texas, for the Southwest corner of this herein described parcel;

3. **Thence**, North 08°31'34" East a distance of 20.00 feet along the common line of said called 2.63 acre tract of land and said called 5.34 acre tract of land to a point, being on the existing South right-of-way line of said Moore Road, for the Northwest corner of this herein described tract of land;
4. **Thence**, South 81°28'26" East a distance of 88.00 feet along the existing South right-of-way line of said Moore Road to the **POINT OF BEGINNING**, being a 0.040 of one acre (1,760 square feet) parcel.

All bearings and coordinates are based on the Texas Coordinate System, South Zone, North American Datum of 1983 (2011 Adjustment, Epoch, 2010.00). All distances and coordinates shown are surface values and may be converted to grid by dividing by the TxDOT Surface Adjustment Factor of 1.00004.

Units of Measure: U.S. Survey Feet

A parcel plat of even date was prepared in conjunction with this property description.

I, hereby certify that this survey was performed on the ground under my supervision and that this property description and accompanying parcel plat represent the facts as found at the time of survey. Survey date: April, 2025.

01/21/2026

Kurt L. Schumacher
Registered Professional Land Surveyor
Texas Registration No. 6333
Kane Lindsey, LLC
2805 Fountain Plaza Blvd., Suite B
Edinburg, TX 78539
(956) 917-4809
TBPELS Firm No. 10194676

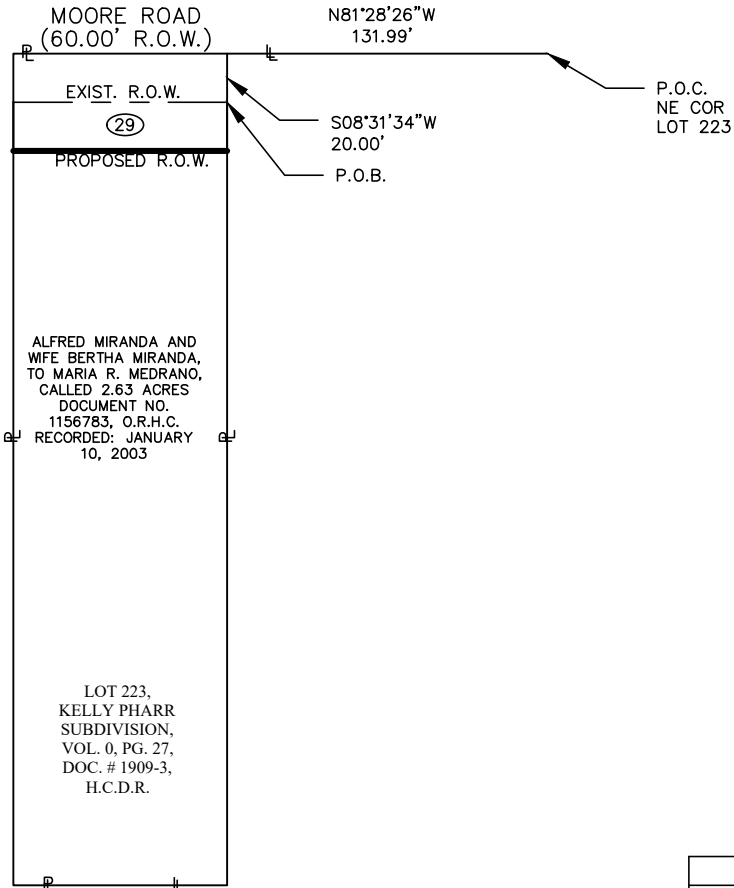


LEGEND

	EXISTING R.O.W. LINE
	PROPOSED R.O.W. LINE
	PROPERTY LINE
	LOT LINE
	SURVEY LINE
	PROP. BASELINE
	COMMON PROPERTY LINE
	DITCH LINE
	EOP LINE
	OVERHEAD LINE
	FENCE LINE
	WATER LINE
	IRRIGATION LINE
	TELEPHONE LINE
	WASTEWATER LINE

- SET 1/2" IRON ROD WITH PLASTIC CAP STAMPED
"KLSC 6333 PROP COR" (UNLESS OTHERWISE NOTED)
- FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
- O.R.H.C. - OFFICIAL RECORDS HIDALGO COUNTY
- H.C.M.R. - HIDALGO COUNTY MAP RECORDS
- H.C.D.R. - HIDALGO COUNTY DEED RECORDS
- P.O.C. - POINT OF COMMENCING
- P.O.B. - POINT OF BEGINNING
- VOL. - VOLUME
- PG. - PAGE
- R.O.W. - RIGHT OF WAY
- N.T.S. - NOT TO SCALE
- AC. - ACREAGE
- S.F. - SQUARE FEET

- NOTES:
1. ALL BEARINGS AND COORDINATES SHOWN ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83), 2011 ADJUSTMENT. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE VALUES AND MAY BE CONVERTED TO GRID BY DIVIDING BY A COMBINED ADJUSTMENT FACTOR OF 1.00004. ALL MEASUREMENTS ARE IN U.S. SURVEY FEET.
 2. RECORD INFORMATION SHOWN HEREON IS BASED ON A PUBLIC RECORDS SEARCH BY THE SURVEYOR. ABSTRACTING WAS PERFORMED JANUARY 2026.
 3. FIELD SURVEYING WAS PERFORMED JANUARY 2026.
 4. A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.
 5. SURVEY SUBJECT TO HIDALGO COUNTY IRRIGATION NO. 2 CLAIMS IN FEE AND EASEMENT. BURIED IRRIGATION RUNS PARALLEL TO SOUTH RIGHT OF WAY LINE OF MOORE ROAD.



01/21/2026

PARCEL TRACT INSET FOR
PARCEL NO. 29
N.T.S.

I HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED ON THE GROUND UNDER MY SUPERVISION AND THAT THIS PARCEL PLAT REPRESENTS THE FACTS AS FOUND AT THE TIME OF THE SURVEY.

KURT SCHUMACHER DATE
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6333

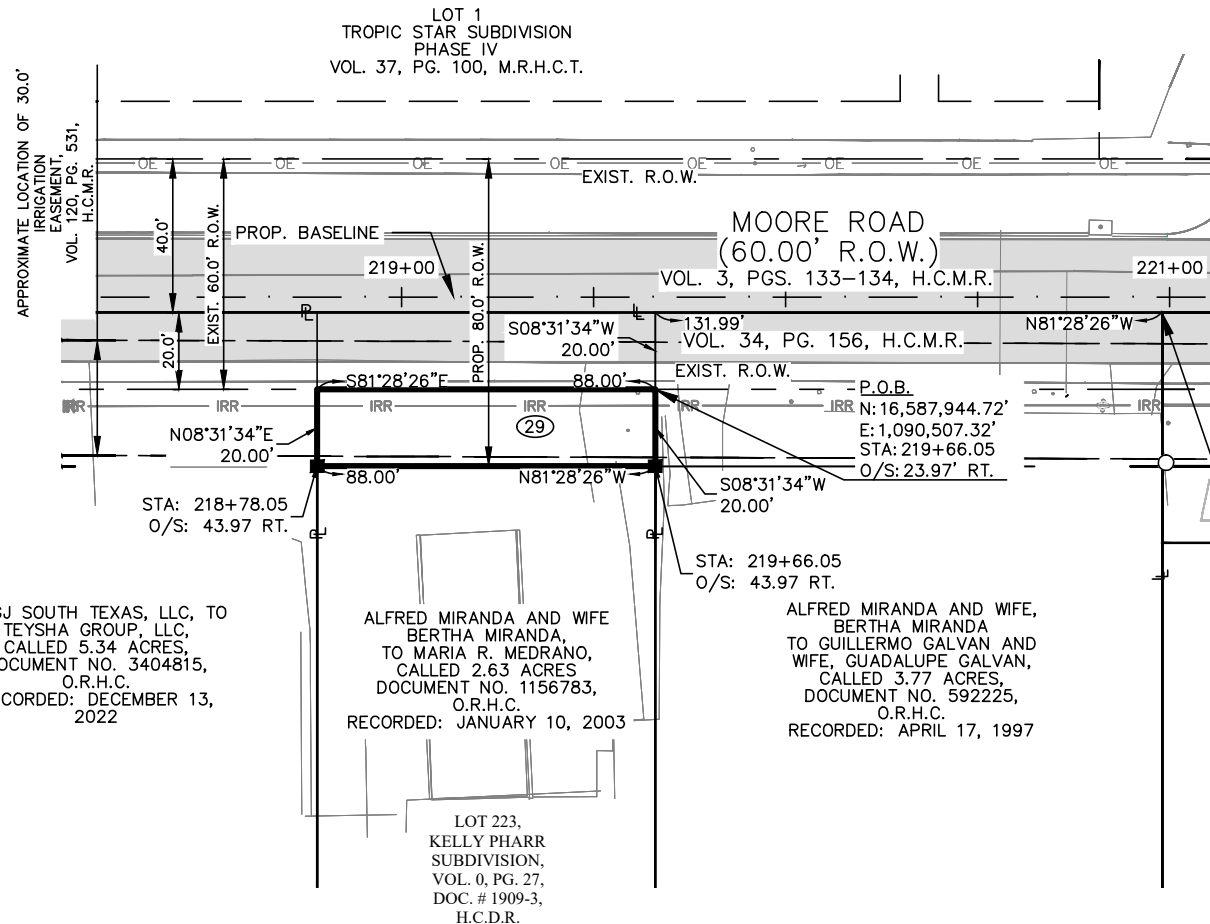
AREA TABLE (ACRES)			
EXIST. AC.	TAKING AC./S.F.	REMAINDER AC.	
		LEFT	RIGHT
2.63	0.040/ 1,760	2.59	

KANE - LINDSEY LLC
LAND SURVEYING CONSULTANTS
2805 Fountain Plaza Boulevard, Suite B, Edinburg, Texas 78539
(956) 917-4859
TBPELS FIRM NO. 10194676

PARCEL PLAT
SHOWING
PARCEL 29
MOORE ROAD PARCELS
(JACKSON RD. TO VETERANS BLVD.)
HIDALGO COUNTY
JANUARY 2026
PAGE 3 OF 4 SCALE: N.T.S.



SCALE: 1" = 50'



P.O.C.
NORTHEAST CORNER
OF LOT 223,
KELLY PHARR
SUBDIVISION,
VOL. 0, PG. 27,
DOC. #1909-3,
H.C.D.R.
N: 16,587,944.93'
E: 1,090,640.82'

MMGJ SOUTH TEXAS, LLC, TO
TEYSHA GROUP, LLC,
CALLED 5.34 ACRES,
DOCUMENT NO. 3404815,
O.R.H.C.
RECORDED: DECEMBER 13,
2022

ALFRED MIRANDA AND WIFE
BERTHA MIRANDA,
TO MARIA R. MEDRANO,
CALLED 2.63 ACRES
DOCUMENT NO. 1156783,
O.R.H.C.
RECORDED: JANUARY 10, 2003

ALFRED MIRANDA AND WIFE,
BERTHA MIRANDA
TO GUILLERMO GALVAN AND
WIFE, GUADALUPE GALVAN,
CALLED 3.77 ACRES,
DOCUMENT NO. 592225,
O.R.H.C.
RECORDED: APRIL 17, 1997

LOT 223,
KELLY PHARR
SUBDIVISION,
VOL. 0, PG. 27,
DOC. # 1909-3,
H.C.D.R.

 **KANE - LINDSEY LLC**
LAND SURVEYING CONSULTANTS
2805 Fountain Plaza Boulevard, Suite B, Edinburg, Texas 78539
(956) 917-4859
TBPELS FIRM NO. 10194676

PARCEL PLAT
SHOWING
PARCEL 29
MOORE ROAD PARCELS
(JACKSON RD. TO VETERANS BLVD.)
HIDALGO COUNTY
JANUARY 2026
PAGE 4 OF 4 SCALE: 1" = 50'

Parcel 29 Closure Report

Point of Beginning: North: 16587944.7249' East: 1090507.3219'

Segment #1: Line

Course: S08° 31' 34.43"W Length: 19.999'
North: 16587924.9469' East: 1090504.3568'

Segment #2: Line

Course: N81° 28' 25.57"W Length: 87.996'
North: 16587937.9934' East: 1090417.3333'

Segment #3: Line

Course: N08° 31' 34.43"E Length: 19.999'
North: 16587957.7714' East: 1090420.2984'

Segment #4: Line

Course: S81° 28' 25.57"E Length: 87.996'
North: 16587944.7249' East: 1090507.3219'

Perimeter: 215.991' Area: 1759.86 Sq. Ft.

Error Closure: 0.0000 Course: N00° 00' 00.00"E

Error North: 0.00000 East: 0.00000

Precision 1: 215990000.000

EXHIBIT: U

COUNTY: Hidalgo

LIMITS: Moore Road (Jackson Rd. to Veterans Blvd.)

PROPERTY DESCRIPTION FOR PARCEL 30

Being a 0.061 of one acre (2,640 square feet) parcel of land situated in Hidalgo County, Texas, being out of Lot 223 Kelly-Pharr Subdivision, as recorded in Volume O, Page 27 (Document Number 1909-3) of the Deed Records, Hidalgo County, Texas, and being out of a called 3.77 acre tract of land conveyed to Guillermo Galvan and wife, Guadalupe Galvan by a Warranty Deed with Vendor's Lien dated January 29, 1997 and recorded on April 17, 1997 as described in Document Number 592225 of the Official Records, Hidalgo County, Texas, said 0.061 of one acre (2,640 square feet) parcel being more particularly described by metes and bounds as follows:

Commencing at a point, being the Northeast corner of said Lot 223, being the common corner of said called 3.77 acre tract of land and Los Senderos Subdivision as recorded in Volume 47, Page 82 of the Map Records, Hidalgo County, Texas, and being on the centerline of Moore Road (60.00' right-of-way);

Thence, South 08°31'34" West a distance of 20.00 feet along the common line of said called 3.77 acre tract of land and said Los Senderos Subdivision to a point (N=16,587,925.16, E=1,090,637.86), being 23.97 feet right from centerline station 220+98.04, being on the existing South right-of-way line of said Moore Road, and being the **POINT OF BEGINNING** and Northeast corner of this herein described parcel;

1. **Thence**, South 08°31'34" West a distance of 20.00 feet along the common line of said called 3.77 acre tract of land and said Los Senderos Subdivision to a point, being on the existing South right-of-way line of said Moore Road as established by said Los Senderos Subdivision, for the Southeast corner of this herein described parcel, from which a found 1/2-inch iron rod bears South 55°55'25" East a distance of 1.34 feet;
2. **Thence**, North 81°28'26" West a distance of 131.99 feet over and across said called 3.77 acre tract of land to a set 1/2-inch iron rod with plastic cap stamped "KLSC 6333 Prop Cor", being on the common line of said called 3.77 acre tract of land and a called 2.63 acre tract of land conveyed to Maria R. Medrano by a Warranty Deed with Vendor's Lien dated August 7, 2002 and recorded on January 10, 2003 as described in Document Number 1156783 of the Official Records, Hidalgo County, Texas, for the Southwest corner of this herein described parcel;
3. **Thence**, North 08°31'34" East a distance of 20.00 feet along the common line of said called 3.77 acre tract of land and said called 2.63 acre tract of land to a point, being on the existing South right-of-way line of said Moore Road, for the Northwest corner of this herein described tract of land;

4. **Thence**, South 81°28'26" East a distance of 131.99 feet along the existing South right-of-way line of said Moore Road to the **POINT OF BEGINNING**, being a 0.061 of one acre (2,640 square feet) parcel.

All bearings and coordinates are based on the Texas Coordinate System, South Zone, North American Datum of 1983 (2011 Adjustment, Epoch, 2010.00). All distances and coordinates shown are surface values and may be converted to grid by dividing by the TxDOT Surface Adjustment Factor of 1.00004.

Units of Measure: U.S. Survey Feet

A parcel plat of even date was prepared in conjunction with this property description.

I, hereby certify that this survey was performed on the ground under my supervision and that this property description and accompanying parcel plat represent the facts as found at the time of survey. Survey date: April, 2025.



01/21/2026

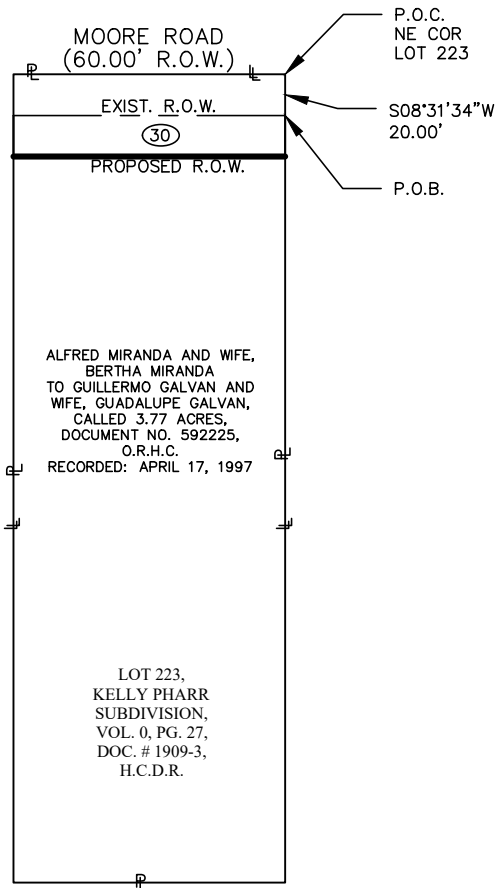
Kurt L. Schumacher
Registered Professional Land Surveyor
Texas Registration No. 6333
Kane Lindsey, LLC
2805 Fountain Plaza Blvd., Suite B
Edinburg, TX 78539
(956) 917-4809
TBPELS Firm No. 10194676



LEGEND

	EXISTING R.O.W. LINE
	PROPOSED R.O.W. LINE
	PROPERTY LINE
	LOT LINE
	SURVEY LINE
	PROP. BASELINE
	COMMON PROPERTY LINE
	DITCH LINE
	EOP LINE
	OVERHEAD LINE
	FENCE LINE
	WATER LINE
	IRRIGATION LINE
	TELEPHONE LINE
	WASTEWATER LINE

- SET 1/2" IRON ROD WITH PLASTIC CAP STAMPED
- "KLSC 6333 PROP COR" (UNLESS OTHERWISE NOTED)
- FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
- O.R.H.C. - OFFICIAL RECORDS HIDALGO COUNTY
- H.C.M.R. - HIDALGO COUNTY MAP RECORDS
- H.C.D.R. - HIDALGO COUNTY DEED RECORDS
- P.O.C. - POINT OF COMMENCING
- P.O.B. - POINT OF BEGINNING
- VOL. - VOLUME
- PG. - PAGE
- R.O.W. - RIGHT OF WAY
- N.T.S. - NOT TO SCALE
- AC. - ACREAGE
- S.F. - SQUARE FEET



NOTES:

1. ALL BEARINGS AND COORDINATES SHOWN ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83), 2011 ADJUSTMENT. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE VALUES AND MAY BE CONVERTED TO GRID BY DIVIDING BY A COMBINED ADJUSTMENT FACTOR OF 1.00004. ALL MEASUREMENTS ARE IN U.S. SURVEY FEET.
2. RECORD INFORMATION SHOWN HEREON IS BASED ON A PUBLIC RECORDS SEARCH BY THE SURVEYOR. ABSTRACTING WAS PERFORMED JANUARY 2026.
3. FIELD SURVEYING WAS PERFORMED JANUARY 2026.
4. A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.
5. SURVEY SUBJECT TO HIDALGO COUNTY IRRIGATION NO. 2 CLAIMS IN FEE AND EASEMENT. BURIED IRRIGATION RUNS PARALLEL TO SOUTH RIGHT OF WAY LINE OF MOORE ROAD.



01/21/2026

PARCEL TRACT INSET FOR
PARCEL NO. 30
N.T.S.

I HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED ON THE GROUND UNDER MY SUPERVISION AND THAT THIS PARCEL PLAT REPRESENTS THE FACTS AS FOUND AT THE TIME OF THE SURVEY.

KURT SCHUMACHER DATE
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6333

AREA TABLE (ACRES)			
EXIST. AC.	TAKING AC./S.F.	REMAINDER AC.	
		LEFT	RIGHT
3.77	0.061/ 2,640	3.71	

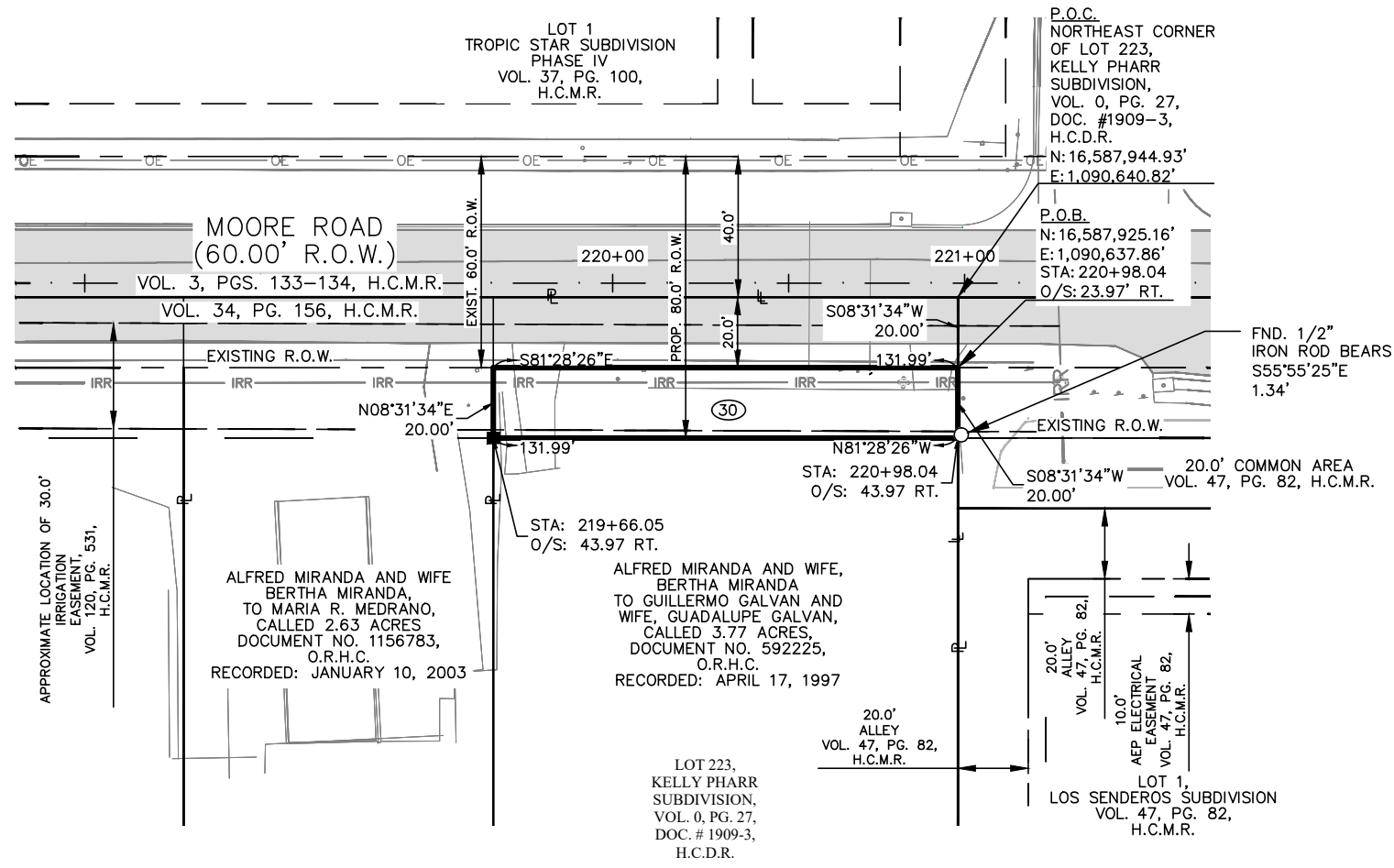
KANE - LINDSEY LLC
LAND SURVEYING CONSULTANTS
2805 Fountain Plaza Boulevard, Suite B, Edinburg, Texas 78539
(956) 917-4859
TBPELS FIRM NO. 10194676

PARCEL PLAT
SHOWING
PARCEL 30
MOORE ROAD PARCELS
(JACKSON RD. TO VETERANS BLVD.)
HIDALGO COUNTY
JANUARY 2026

PAGE 3 OF 4 SCALE: N.T.S.



SCALE: 1" = 50'



KANE - LINDSEY LLC
 LAND SURVEYING CONSULTANTS
 2805 Fountain Plaza Boulevard, Suite B, Edinburg, Texas 78539
 (361) 917-4859
 TBPELS FIRM NO. 10194676

PARCEL PLAT
 SHOWING
 PARCEL 30
 MOORE ROAD PARCELS
 (JACKSON RD. TO VETERANS BLVD.)
 HIDALGO COUNTY
 JANUARY 2026

Parcel 30 Closure Report

Point of Beginning: North: 16587925.1551' East: 1090637.8578'

Segment #1: Line

Course: S08° 31' 34.43"W Length: 19.999'
North: 16587905.3771' East: 1090634.8927'

Segment #2: Line

Course: N81° 28' 25.57"W Length: 131.995'
North: 16587924.9469' East: 1090504.3565'

Segment #3: Line

Course: N08° 31' 34.43"E Length: 19.999'
North: 16587944.7249' East: 1090507.3216'

Segment #4: Line

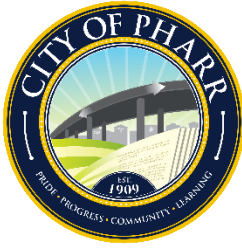
Course: S81° 28' 25.57"E Length: 131.995'
North: 16587925.1551' East: 1090637.8578'

Perimeter: 303.988' Area: 2639.79 Sq. Ft.

Error Closure: 0.0000 Course: N00° 00' 00.00"E

Error North: 0.00000 East: 0.00000

Precision 1: 303988000.000



AGENDA MEMORANDUM

BOARD: BOARD OF COMMISSIONERS

AGENDA ITEM #: 6.D.

DATE SUBMITTED: June 19, 2026

MEETING DATE: July 6, 2026

FROM: Edwin Manrique, Project Engineer

DEPARTMENT: Engineering

DIRECTOR: Patrizia Longoria

Agenda Item: Consideration and action, if any, on Resolution authorizing the submission of project application to the Rio Grande Valley - Metropolitan Planning Organization (RGV-MPO) for transportation funding and committing to a local match for the East Hi Line Road project. **This item supports IF - Infrastructure.**

Classification: Regular

(* If closed session, City Attorney must review and approve.)

Issue: The Rio Grande Valley - Metropolitan Planning Organization (RGV - MPO) has issued a call for projects in May 2026. City staff is requesting support from the Mayor and City Commission to submit the East Hi Line Road project for transportation funding and a commitment to the local match.

Fiscal Consideration: Local Match \$2,927,072.85

Staff Recommendation: Staff Recommends approval

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Edwin Manrique

Created/Initiated - 06/19/2026

Patrizia Longoria

Approved - 06/23/2026

Ricardo Rodriguez

Approved - 06/23/2026

Jamison Merrick

Approved - 06/26/2026

City Management Office

New -

RESOLUTION NUMBER 2026-XXX

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF PHARR, TEXAS, AUTHORIZING THE SUBMISSION OF PROJECT APPLICATIONS TO THE RIO GRANDE VALLEY METROPOLITAN PLANNING ORGANIZATION (RGVMPO) FOR TRANSPORTATION FUNDING AND COMMITTING LOCAL MATCH.

WHEREAS, the Rio Grande Valley Metropolitan Planning Organization (RGVMPO), in coordination with the Texas Department of Transportation (TxDOT), periodically issues calls for projects to allocate federal and state transportation funding across multiple funding categories; and

WHEREAS, the RGVMPO issued a Call for Projects in May 2026 for various eligible transportation programs, including but not limited to Category 7 and other applicable funding categories; and

WHEREAS, the City of Pharr seeks to proactively position itself to compete for available transportation funding and to advance projects that improve mobility, safety, connectivity, and quality of life for its residents; and

WHEREAS, the City of Pharr has identified a list of potential transportation projects, attached hereto as Exhibit A, eligible for submission under the Call for Projects, with the understanding that final project selection and funding categories will be determined based on eligibility, readiness, and regional priorities; and

WHEREAS, the total estimated cost and local match for the projects listed in Exhibit A are summarized therein, and the City acknowledges its financial commitment associated with said projects; and

WHEREAS, the City of Pharr acknowledges that awarded projects may require a local funding match and is prepared to commit the necessary financial resources for any project(s) selected for funding;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE CITY OF PHARR, TEXAS THAT:

1. The City of Pharr authorizes the Mayor, or their designee, is hereby authorized to prepare and submit project applications to the RGVMPO for the Call for Projects, for one or more projects identified by the City, under any applicable funding category for which the projects are eligible.

2. The City of Pharr authorizes the Mayor, or their designee, is further authorized to prioritize, modify, add, or remove projects from the application list as necessary to align with funding eligibility requirements, project readiness, and regional priorities.
3. The City of Pharr hereby commits to providing the required local match for any project(s) awarded funding, in accordance with TxDOT and RGVMPPO requirements, subject to future budget appropriation.
4. The City of Pharr commits to supporting the timely development, implementation, and completion of any awarded project(s), including compliance with all applicable federal, state, and regional regulations.

This resolution shall take effect immediately from and after its passage.

PASSED AND APPROVED this 6th day of July 2026, by the Board of Commissioners of the City of Pharr, Texas.

CITY OF PHARR

AMBROSIO HERNANDEZ
MAYOR

ATTEST:

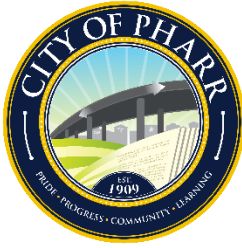
IMELDA PEREZ, CITY CLERK

EXHIBIT A

Project Name	Estimated Cost	Local Match
East Hi Line Road	\$14,635,364.27	\$2,927,072.85

Total Estimated Cost (All Projects): \$14,635,364.27

Total Estimated Local Match: \$2,927,072.85



AGENDA MEMORANDUM

BOARD: BOARD OF COMMISSIONERS

AGENDA ITEM #: 7.A.

DATE SUBMITTED: June 11, 2026

MEETING DATE: July 6, 2026

FROM: Daniela Villarreal, Buyer II

DEPARTMENT: Public Works

DIRECTOR: Maritza Magallan

Agenda Item: Consideration and action, if any, authorizing City Manager to enter into a Service Contract for City Wide Street Sweeping Services. **This item supports IF - Infrastructure.**

Classification: Regular

(* If closed session, City Attorney must review and approve.)

Issue: Staff recommends entering into a Service Contract for Street Sweeping Services utilizing the Sourcewell Cooperative Purchasing Contract #111125-SWEP with Sweeping for a two(2) year term, with the option to extend an additional three (3) years, in one year increments.

The City's current contract with Sweeping Corp of America from Cleveland, OH has exhausted all available renewal and extension options. Based on the vendor's satisfactory performance and positive evaluations under the City's vendor performance review process, staff recommends continuing services with the current provider through the cooperative contract.

Failure to approve this contract would negatively impact the City's ability to maintain clean and safe roadways, comply with stormwater management and environmental requirements, and preserve the overall appearance of public streets. Additionally, delays in securing these services may result in increased debris accumulation, reduced roadway safety, potential drainage issues, and higher maintenance costs associated with corrective cleanup efforts.

Project #2526-01-517-S32-01

Fiscal Consideration: N/A

Staff Recommendation: Staff recommends approval of this contract

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Daniela Villarreal

Maritza Magallan

Luis Marin

Created/Initiated - 06/11/2026

Approved - 06/17/2026

Approved - 06/17/2026

Hilda Pedraza
Ricardo Rodriguez
Jamison Merrick
City Management Office

Approved - 06/17/2026
Approved - 06/17/2026
Approved - 06/26/2026
New -



Service Agreement

Sweeping Corporation of America, LLC (Company) agrees to perform the work described in this service agreement according to the specific terms and conditions contained herein.

Property Location

Name: **Same as Billing**
Street:
City: State: Zip Code:
Phone: Fax:
Property Contact:
Email:
Phone:

Billing Info

Name: **City of Pharr**
Street: **118 S. Cage Blvd., 2nd Floor**
City: **Pharr** State: **TX** Zip Code: **787577**
Phone: **956-402-4231** Fax:
Ordered By: **Maritza Magallan**
Email: **Maritza.magallan@pharr-tx.gov**
Phone: **956-402-4231**

Service Details and Fees

Hourly Sweeping Service

Per Hour: **See Special instruction Pg. 4: Sourcewell Contract #111125-SWEP**
Hour Minimum: **N.A.**
Portal to Portal: **N.A.**
OT Per Hour: **Emergency/ Storm/ Aggregate clean up \$300/Hr**

Scheduled Sweeping Service

Service Frequency: **Monthly**
Sweeps Per Term: **12**
Per Sweep: **N.A.**
OT Per Hour: **N.A.**

Per Curb Mile Sweeping Service

Per Curb Mile: **N.A.**
Per Cycle: **N.A.**
Miles Per Cycle: **460 TCM**
Contract Term: **Annually**
Start Date: **4/27/26**

Additional Fees

Disposal Fee: **N.A.**
Variable Energy Charge (VEC)*: **N.A.**
Environmental, Health & Safety Charge (EHSC)*: **N.A.**
Mobilization Fee: **N.A.**

*For details, please visit www.sweepingcorp.com/vec/ or www.sweepingcorp.com/ehsc.

The Company shall provide equipment, labor, fuel, and any other materials necessary to complete the required work. The Company will clean an area seven (7) ft. wide from the curb, barrier or paved shoulder edge. No cleaning operation shall be conducted when there are climatic conditions present or forecast that would make such an operation ineffectual or dangerous. Company's service is based on removal of a regular day-to-day build-up of material and debris. Any excessive, out of the ordinary, or unusual build-up or residue of any dirt, debris or material is not covered by the price quoted in this agreement under the hourly rate.

Special Instructions / Comments - Additional Space on Last Page, if Needed

See Special instruction Pg. 4: Sourcewell Contract #111125-SWEP

Authorized Signatures

The undersigned individual signing this Service Agreement on behalf of the Customer acknowledges that he or she has read and understands the terms and conditions of this Agreement and that he or she has the authority to execute this Agreement on behalf of the Customer.

Customer

Signature:

Print Name:

Title:

Date:

Company Representative

Signature:

Print Name:

Title:

Date:

Terms and Conditions

NOTICE: ANY ACCEPTANCE OF COMPANY'S OFFER IS EXPRESSLY LIMITED TO ACCEPTANCE OF THESE TERMS AND CONDITIONS AND COMPANY EXPRESSLY OBJECTS TO ANY ADDITIONAL OR CHANGED TERMS PROPOSED BY CUSTOMER. NO OTHER TERMS AND CONDITIONS OF ANY FORM SHALL MODIFY THESE, EVEN IF SIGNED BY COMPANY. ANY ORDER TO PERFORM WORK OR COMPANY'S PERFORMANCE OF THE WORK SHALL EXPLICITLY CONSTITUTE CUSTOMER'S AGREEMENT TO THESE TERMS AND CONDITIONS. PLEASE REFER TO WEBSITE AT <https://www.sweepingcorp.com/> FOR THE LATEST GOVERNING TERMS AND CONDITIONS.

- 1) **Definitions:** "Customer" means the entity to which the Company is providing Services under the Agreement. "Agreement" means either a) the contract or agreement signed by both parties for the Services; or (ii) the purchase order signed by Customer and accepted by Company in writing, together with these Terms and Conditions. "Company" means the Sweeping Corporation of America entity providing Services under the Agreement.
- 2) **Services Rendered:** Customer grants exclusive rights to Company, for the term of the Agreement, to furnish all labor, equipment, and services necessary for the performance of the service ("Service") in conformance with the standards of service set forth in this Agreement and Customer agrees to make payments as provided in the Agreement.
- 3) **Coverage and Term of Agreement.** This Agreement shall control and govern all Services provided by Company as of its effective date. The effective date and initial term of this Agreement shall start on the date on which Service under this Agreement commences and shall continue for a term of thirty-six (36) months. Thereafter, it shall automatically renew for successive twelve (12) month terms unless either party gives written notice of termination to the other at least ninety (90) days before the end of the then current term.
- 4) **Standards of Service:** Services shall be performed in accordance with best management practices of the Company. Obstructions or debris, including but not limited to accumulations of leaves, silt, compacted dirt, and similar debris will be removed as part of the customary and ordinary service under this Agreement. If the Company, at its sole discretion, determines that such removal constitutes extra work from that contemplated under this Agreement, the Company shall, for additional compensation, perform extra services as may be required. Services shall be performed to prevent litter, leaves, sand, dirt and debris from being swept into any street side drainage inlets contiguous to or within the designated work area. Customer represents and warrants that all materials to be collected by Company are nonhazardous waste and recyclables. Nothing in this Agreement shall convey to the Company the status of "generator." Any waste swept and collected from the designated work area by Company shall remain the waste of the Customer and it is agreed
- 5) **Warranties.** Except as otherwise provided herein, Company makes no express or implied warranties, including but not limited to, implied warranties of merchantability or fitness for a service for a particular purpose. Such warranties are all expressly disclaimed.
- 6) **Time and Performance.** Upon acceptance by Customer, Company shall commence performance within the time frame specified by Company as Start Date, or, in the absence of a specified time frame, shall commence work within a reasonable time and pursue such with reasonable diligence until completed. If a scheduled sweeping is not possible due to inclement weather or other unforeseen occurrences, Company shall endeavor to perform the services when the weather or circumstances permit.
- 7) **Equipment Removal.** Company agrees to remove from the Customer's premises any Company equipment, upon termination of the Agreement or once all Services have been completed.
- 8) **Payment.** Customer shall pay Company for Services rendered monthly in accordance with the Service Details and Fees and invoice received. Unless otherwise agreed by the parties in writing, Customer shall pay Company for Services within ten (10) days from the invoice date. Company shall charge late fees, including a one-time \$60.00 administration fee, and on a monthly basis, an additional late payment fee of 2.99% of the total overdue amount. Customer acknowledges that such late fee is not to be considered as interest or debt on a finance charge, but rather is a reasonable charge for the anticipated loss and cost to Company for the late payment.
- 9) **Suspension.** If any amount due from Customer is not paid within sixty (60) days of the date of Company's invoice, Company may, with or without notice, suspend service without terminating the contract, until Customer has paid all amounts owed to Company.

- 10) Rate Adjustments. Customer agrees that it shall pay Company for any increase in costs due to an escalation in energy costs. These surcharges shall be referred to as "Variable Energy Charge" on the invoice. <https://www.sweepingcorp.com/vec/> Customer also agrees that it shall pay Company for increased rates due to increases in Company's costs because of disposal, Consumer Price index changes, changes in local, state or federal law, rules, ordinances or regulations applicable to Company's operations or services or because of increases in taxes, fees, costs or other governmental charges. These charges shall be referred to as "environmental" on the invoice.
- 11) Damage to Pavement. Company shall not be responsible for any damages to the Customer's pavement or accompanying subsurface, curbing or other driving surfaces resulting from the Company's Services.
- 12) Independent Contractor. Nothing contained in this Agreement shall be construed to constitute Customer as a partner, employee, or agent of Company, nor shall either party have any authority to bind the other in any respect. It is intended that Company shall, in all instances, be and remain an independent contractor responsible for its own actions and for its own agents, employees and representatives.
- 13) Indemnity Customer shall defend, hold harmless and indemnify the Company, its officers, directors, members, affiliates, employees, or contractors from and against any and all damage to persons, property or both (including death) or other liabilities (including, but not limited to, investigation and reasonable legal expenses) resulting from the Customer's (or its employees, invitees or subcontractors) negligence or misconduct, actions or omissions, including, but not limited to, Company's, violation of law or breach of this Agreement.
- 14) Termination. This Agreement may only be terminated by the Customer by providing written notice of Company's breach of the Agreement and, only after providing a right to cure the breach and, Company fails to cure the breach within 60 days' of written notice. Except as otherwise provided in this Agreement, the termination shall have no effect upon the rights of the parties prior or existing transactions and any liabilities. Upon termination, Company shall wind down its work in progress in a safe manner, protective of Customer and Company owned or operated property, and Customer and Company shall work in good faith to close out any service in an expeditious manner.
- 15) Assignability. This agreement is binding and shall inure to the benefit of all successors and assigns. This Agreement, and any duties hereunder and any retention of Company subject to this Agreement may be assigned by the Company, in whole or in part, without the mutual written consent of the parties to this Agreement.
- 16) Notice. Any notice to be given under this Agreement by either party to the other shall be in writing and personally delivered or mailed to the other party or by email delivery with confirmation of receipt, at its address as set forth above or to such successor addresses as the parties may designate by notice pursuant to this provision.
- 17) Entire Agreement. This Agreement shall constitute the entire agreement between the parties and shall govern the relationship of the parties notwithstanding any previous written agreement and/or any previous or subsequent oral understandings or agreements.
- 18) No Waiver. No waiver of any provision or condition of this Agreement shall be implied or imputed by reason of a party's failure to complain or to seek remedies because of any previous breach or violation.
- 19) Severability. If any clause or provision of this Agreement is found by a court of competent jurisdiction to be invalid or unenforceable, the balance of this Agreement shall be enforced as the written agreement of the parties.
- 20) Credit History. Customer represents and warrants that it has the financial means to meet its obligations under this Agreement, and Customer hereby agrees that Company may, at any time, investigate the credit history of Customer. Company may terminate this Agreement if it determines, in its sole discretion, that Customer may not be able to perform its duties and obligations hereunder.
- 21) Disputes, Remedies: Except for claims by the Company for collection of fees, the parties' knowingly and voluntarily agree that the any controversy arising between them shall be resolved by binding arbitration under the rules of the American Arbitration Association, and judgment on the award may be entered by any court having jurisdiction. The parties acknowledge the Services impact and affect interstate commerce and agree that any dispute regarding the enforceability, legality, or scope of the arbitration agreement set forth herein shall be decided exclusively by the arbitrator. The parties' mutual promises contained herein, including the promise to arbitrate disagreements rather than litigate them before courts or other bodies, provide consideration for each other for this entire clause. Under no circumstances shall either party be liable to the other for loss of profits or revenues, or for any indirect, special, incidental, consequential or punitive damages, whether in contract, tort and any theory of liability. WHETHER IN ARBITRATION OR OTHERWISE, NO CLAIMS UNDER THIS AGREEMENT MAY BE BROUGHT AS A CLASS ACTION, ON A CONSOLIDATED BASIS, OR IN ANY OTHER COLLECTIVE OR REPRESENTATIVE PROCEEDING.
- 22) Attorneys' fees, Jury Waiver and Jurisdiction and Venue. The parties agree that if Company files a lawsuit to collect any money due and payable under this Agreement, in any suit brought, Company shall be entitled to recover its reasonable costs and attorneys' fees. Each party, to the extent permitted by law, knowingly, voluntarily, and intentionally waives its right to a trial by jury in any action or other legal proceeding arising out of or relating to this Agreement. Customer and Company agree to personal jurisdiction and venue in Cuyahoga County, Ohio and neither Company nor Customer shall object or oppose personal jurisdiction or venue if the lawsuit is filed in Cuyahoga County, Ohio.
- 23) Excused Performance. Neither party to this Agreement shall be liable for its failure to perform or delay in performance due to contingencies beyond its reasonable control, including but not limited to, unsafe conditions, weather, strikes, riots, compliance with laws or governmental orders, fires, or acts of God.
- 24) Taxes. The fees set forth herein are exclusive of taxes. Customer will be responsible for, and agrees to pay, all sales, use, value added, personal property, or similar taxes, tariffs or government charges, excepting taxes based on the income of the Company.

Special Instructions / Comments Continued...

See Special instruction Pg. 4: Sourcwell Contract #111125-SWEP

Special instructions / Comments Continued...

- Sourcewell Contract #: 111125-SWEP • Contract Maturity Date: 4/6/2030
- Scope of Services: SCA shall provide monthly street sweeping services for designated City streets and roadway sections in accordance with the agreed service schedule and route map, if applicable.
- Service Frequency: Monthly
- Service Quantity: Approximately 460 gutter line miles per sweep cycle
- Base Service: Street sweeping of designated roadway gutter lines, including removal of routine debris, sediment, litter, and similar sweepable material within the defined service path
- Included in Pricing: Operator, sweeper equipment, fuel, standard broom wear, and lawful disposal of collected debris unless otherwise specified
- Monthly Sweeping Price: \$23,836.05 per month
- Annual Contract Value: \$286,032.60
- Service Schedule: Final service days and route sequencing to be coordinated between the customer and SCA operations
- Weather Delays: Services will be performed weather permitting; if weather or site conditions prevent service, both parties will coordinate a revised service date
- Changes in Scope: Any changes to route miles, frequency, service areas, disposal requirements, access limitations, or service conditions may require a written pricing adjustment
- Additional Services: Any work requested outside the base monthly sweeping scope shall be quoted or approved separately in writing
- Invoicing: Invoices shall be submitted monthly following completion of services
- Payment Terms: Payment shall be made in accordance with the terms of the final agreement
- Customer Responsibilities: Customer to provide or approve route map, service areas, access, and any special service instructions
- Insurance: SCA shall maintain insurance coverage in accordance with contract requirements and provide a certificate of insurance upon request
- Term: Agreement term to be for one year unless otherwise stated in the final contract
- Renewal Option: Agreement may be renewed in additional terms by mutual written agreement, with pricing subject to evaluation and adjustment at each renewal period
- Procurement Vehicle: Pricing is being offered pursuant to Sourcewell Contract #111125-SWEP
- Effective Date: To be listed in the final agreement
- Termination: Either party may terminate in accordance with the termination provisions contained in the final agreement

Sweeping Corporation of America

Street sweeping, sewer jetting, and hydro-excavation

#111125-SWEP

Maturity Date: 4/6/2030

Products & Services 

Products & Services

Sourcewell contract 111125-SWEP gives access to the following types of goods and services:

- Street and highway sweeping
- Street and roadway sweeping
- Parking lot sweeping
- Parking garage sweeping
- Jet-vac services
- Hydro-excavating
- Milling and paving sweeping
- CCTV sanitary sewer inspection
- Catch-basin cleaning
- Stormwater pipe cleaning
- Sanitary sewer pipe cleaning
- Portering

Contact us

Have questions about a contract or cooperative purchasing?

Contact our dedicated team online or call 877-585-9706.

Buy Sourcewell

Login to unlock more contract features.

Username

Password

Log In

[Forgot username or password? ↗](#)

[Setup Buy Sourcewell access ↗](#)

Register for an account

Simply complete the online application, contact our dedicated team, or call 877-585-9706.

Search Suppliers & Contracts

General Contracts

IDIQ Contracts

Sourcewell’s website may contain links to nongovernment websites being provided as a convenience and for informational purposes only. Sourcewell neither endorses nor guarantees, in any way, the external organization’s services, advice, or products included in these website links. Sourcewell bears no responsibility for the accuracy, legality, or timeliness of any content on the external site or for that of subsequent links. All questions related to content on external sites should be addressed directly to the host of that particular website.



[About](#)

[Careers](#)

[Compliance & Legal](#)

[Contact](#)

[News](#)

[Terms & Conditions](#)

[Privacy Policy](#)

[Accessibility](#)

[All Solutions](#) →

[Minnesota-Only Solutions](#) →

[Supplier Resources](#) →





AGENDA MEMORANDUM

BOARD: BOARD OF COMMISSIONERS

AGENDA ITEM #: 7.B.

DATE SUBMITTED: June 25, 2026

MEETING DATE: July 6, 2026

FROM: Patrizia Longoria, City Engineer

DEPARTMENT: Engineering

DIRECTOR: Patrizia Longoria

Agenda Item: Consideration and action, if any, on the Guaranteed Maximum Price Amendment No. 2 (GMP #2) to the existing Construction Manager at Risk (CMAR) contract with D. Wilson Construction (DWCC) for the City of Pharr Multi-Use Facility. **This item supports IF - Infrastructure.**

Classification: Regular

(* If closed session, City Attorney must review and approve.)

Issue: The City of Pharr previously entered into an agreement with D. Wilson Construction Company (DWCC) under the Construction Manager at Risk (CMAR) delivery method for the City Pharr Multi-Use Facility project. In accordance with that agreement, DWCC has now developed Guaranteed Maximum Price Amendment No. 2 (GMP #2) for the structural, electrical, plumbing, mechanical, building and landscaping portions of the project.

DWCC conducted a request for bids for construction activities associated with this portion of the scope of work.

Project No. 2425-01-528-S29-519

Fiscal Consideration: Original Contract:

Amendment #1: \$4,914,839.00 (originally \$5,355,100.00)

Amendment #2: \$44,243,218.00

Total Contract: \$49,158,057.00

Staff Recommendation: Staff Recommends the approval of Guaranteed Maximum Price Amendment No. 2 in the amount of \$44,243,218.00 to D. Wilson Construction Company (DWCC) for the City of Pharr Multi-Use Facility.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Patrizia Longoria

Patrizia Longoria

Maritza Magallan

Created/Initiated - 06/25/2026

Approved - 06/25/2026

Approved - 06/25/2026

Ricardo Rodriguez
Jamison Merrick
City Management Office

Approved - 06/25/2026
Approved - 06/26/2026
New -



GMP PACKAGE 2

**CITY OF PHARR MULTI USE FACILITY
PROJECT NO. 2425-01-528-S29-519**

City of Pharr
118 S. Cage Blvd.
Pharr, TX 78577

Tuesday, June 23, 2026

TABLE OF CONTENTS

Divider 1
Executive Project Summary..... 1

Divider 2
Project Team (Organizational Charts) 2

Divider 3
List of Documents (Drawings and Specifications) 3

Divider 4
Qualifications, Assumptions, and Exclusions 17

Divider 5
Value Engineering..... 25

Divider 6
GMP Proposal and General Conditions 27

Divider 7
Project Schedule Submission..... 34

Divider 8
GMP 2 Amendment 36

Divider 1

Executive Project Summary

DIVIDER 1

EXECUTIVE PROJECT SUMMARY

The City of Pharr seeks to construct a Multi-Use Facility, located at the corner of U.S. Highway 281 and Ferguson Avenue. This facility boasts 83,567 square feet and is situated on 14.6 acres. Designed to provide flexible meeting spaces using operable partitions, glass balustrade mezzanine level viewing areas and supporting spaces.



GMP SUBMISSION

This project is made of two separate GMP's. GMP#1 is associated with the Earthwork and Utilities scope of work, this package was approved 03/05/26 and is ongoing. GMP #2 has been developed to establish a comprehensive project budget based on the current construction documents, approved addenda, and ongoing coordination with the design team. In summary, GMP #2 includes 32 Bid Packages and incorporates the Consolidated Drawings and Manual received from The Warren Group Architects.

VALUE ENGINEERING AND COST MANAGEMENT

Throughout the preconstruction phase, the project team has collaborated with the owner, consultants, and subcontractors to identify value engineering opportunities that provide cost savings while preserving design intent, functionality, and long-term operational value. Approved value engineering items have been incorporated into the GMP where applicable.

Key Dates and Next Steps

Commission Meeting Presentation – 07/06/2026

Notice to Proceed – 07/07/2026

Estimated Substantial Completion Date - 07/15/2028

Final Completion Date – 08/15/2028

Divider 2

Project Team (Organizational Charts)

PROJECT TEAM (ORGANIZATIONAL CHARTS)



Divider 3

List of Documents (Drawings and Specifications)

DIVIDER 3

LIST OF DOCUMENTS (DRAWINGS AND SPECIFICATIONS)

PHARR MULTI USE FACILITY - 100% CD					
DRAWINGS INDEX					
DISCIPLINE	DRAWING NO.	DRAWING TITLE	REVISION	DRAWING DATE	SET NAME
General					
General	G0.00	COVER SHEET	0	4/24/2026	100% Construction Documents
General	G0.01	GENERAL NOTES ABBRV & SYMBOLS	0	4/24/2026	100% Construction Documents
Life Safety	LS1.11	LIFE SAFETY PLAN FIRST FLOOR	0	4/24/2026	100% Construction Documents
Life Safety	LS1.12	LIFE SAFETY PLAN SECOND FLOOR	0	4/24/2026	100% Construction Documents
Civil					
Civil	C0.01	GENERAL NOTES	0	4/24/2026	100% Construction Documents
Civil	C1.01	DEMOLITION PLAN	0	4/24/2026	100% Construction Documents
Civil	C2.00	OVERALL SITE PLAN	0	4/24/2026	100% Construction Documents
Civil	C2.01	DIMENSIONAL CONTROL PLAN (1 OF 4)	0	4/24/2026	100% Construction Documents
Civil	C2.02	DIMENSIONAL CONTROL PLAN (2 OF 4)	0	4/24/2026	100% Construction Documents
Civil	C2.03	DIMENSIONAL CONTROL PLAN (3 OF 4)	0	4/24/2026	100% Construction Documents
Civil	C2.04	DIMENSIONAL CONTROL PLAN (4 OF 4)	0	4/24/2026	100% Construction Documents
Civil	C3.00	OVERALL GRADING PLAN	0	4/24/2026	100% Construction Documents
Civil	C3.01	GRADING PLAN (1 OF 4)	0	4/24/2026	100% Construction Documents
Civil	C3.02	GRADING PLAN (2 OF 4)	0	4/24/2026	100% Construction Documents
Civil	C3.03	GRADING PLAN (3 OF 4)	0	4/24/2026	100% Construction Documents
Civil	C3.04	GRADING PLAN (4 OF 4)	0	4/24/2026	100% Construction Documents
Civil	C4.01	EXISTING DRAINAGE AREA MAP	0	4/24/2026	100% Construction Documents
Civil	C4.02	PROPOSED DRAINAGE AREA MAP	0	4/24/2026	100% Construction Documents
Civil	C5.01	STORM DRAINAGE PLAN	0	4/24/2026	100% Construction Documents
Civil	C5.02	STORM DRAINAGE PLAN BLOW UP	0	4/24/2026	100% Construction Documents
Civil	C5.03	STORM DRAINAGE PLAN BLOW UP	0	4/24/2026	100% Construction Documents
Civil	C5.04	STORM DRAINAGE PROFILES	0	4/24/2026	100% Construction Documents
Civil	C5.05	STORM DRAINAGE PROFILES	0	4/24/2026	100% Construction Documents
Civil	C5.06	STORM DRAINAGE PROFILES	0	4/24/2026	100% Construction Documents
Civil	C5.07	STORM DRAINAGE PROFILES	0	4/24/2026	100% Construction Documents
Civil	C5.08	STORM DRAINAGE PROFILES	0	4/24/2026	100% Construction Documents
Civil	C6.01	UTILITY LAYOUT	0	4/24/2026	100% Construction Documents
Civil	C6.02	WASTEWATER PROFILES	0	4/24/2026	100% Construction Documents
Civil	C7.01	SUGGESTED EROSION CONTROL PLAN	0	4/24/2026	100% Construction Documents
Civil	C8.01	UTILITY DETAIL (1 OF 4)	0	4/24/2026	100% Construction Documents
Civil	C8.02	UTILITY DETAIL (2 OF 4)	0	4/24/2026	100% Construction Documents
Civil	C8.03	UTILITY DETAIL (3 OF 4)	0	4/24/2026	100% Construction Documents
Civil	C8.04	UTILITY DETAIL (4 OF 4)	0	4/24/2026	100% Construction Documents
Civil	C8.05	PAVEMENT DETAIL (1 OF 2)	0	4/24/2026	100% Construction Documents
Civil	C8.06	PAVEMENT DETAIL (2 OF 2)	0	4/24/2026	100% Construction Documents
Civil	C8.07	PAVEMENT DETAIL (3 OF 3)	0	4/24/2026	100% Construction Documents
Civil	C8.08	EROSION CONTROL DETAILS	0	4/24/2026	100% Construction Documents

Structural					
Structural	S100	COVER SHEET	0	4/24/2026	100% Construction Documents
Structural	S101	GENERAL NOTES	0	4/24/2026	100% Construction Documents
Structural	S102	GENERAL NOTES	0	4/24/2026	100% Construction Documents
Structural	S103	GENERAL NOTES	0	4/24/2026	100% Construction Documents
Structural	S104	FLOOR LIVE LOAD LEGEND	0	4/24/2026	100% Construction Documents
Structural	S105	COLUMN SCHEDULE AND BEAM TAKEOFF	0	4/24/2026	100% Construction Documents
Structural	S106	COLUMN SCHEDULE	0	4/24/2026	100% Construction Documents
Structural	S110	OVERALL FOUNDATION PLAN	0	4/24/2026	100% Construction Documents
Structural	S111	OVERALL COLUMN LAYOUT PLAN	0	4/24/2026	100% Construction Documents
Structural	S112	MEZZANINE FRAMING PLAN	0	4/24/2026	100% Construction Documents
Structural	S113	OVERALL LOW ROOF FRAMING PLAN	0	4/24/2026	100% Construction Documents
Structural	S114	OVERALL ROOF FRAMING PLAN	0	4/24/2026	100% Construction Documents
Structural	S115	OVERALL PARAPET FRAMING PLAN	0	4/24/2026	100% Construction Documents
Structural	S116	OVERALL HIGH PARAPET FRAMING PLAN	0	4/24/2026	100% Construction Documents
Structural	S201	FOUNDATION PLAN, AREA A	0	4/24/2026	100% Construction Documents
Structural	S202	FOUNDATION PLAN, AREA B	0	4/24/2026	100% Construction Documents
Structural	S203	FOUNDATION PLAN, AREA C	0	4/24/2026	100% Construction Documents
Structural	S204	FOUNDATION PLAN, AREA D	0	4/24/2026	100% Construction Documents
Structural	S205	COLUMN LAYOUT PLAN - AREA A	0	4/24/2026	100% Construction Documents
Structural	S206	COLUMN LAYOUT PLAN - AREA B	0	4/24/2026	100% Construction Documents
Structural	S207	COLUMN LAYOUT PLAN - AREA C	0	4/24/2026	100% Construction Documents
Structural	S208	COLUMN LAYOUT PLAN - AREA D	0	4/24/2026	100% Construction Documents
Structural	S301	2ND FLOOR FRAMING PLAN - AREA A	0	4/24/2026	100% Construction Documents
Structural	S302	2ND FLOOR FRAMING PLAN - AREA B	0	4/24/2026	100% Construction Documents
Structural	S303	2ND FLOOR FRAMING PLAN - AREA C	0	4/24/2026	100% Construction Documents
Structural	S304	2ND FLOOR FRAMING PLAN - AREA D	0	4/24/2026	100% Construction Documents
Structural	S305	LOWER ROOF FRAMING PLAN - AREA A	0	4/24/2026	100% Construction Documents
Structural	S306	LOWER ROOF FRAMING PLAN - AREA B	0	4/24/2026	100% Construction Documents
Structural	S307	LOWER ROOF FRAMING PLAN - AREA C	0	4/24/2026	100% Construction Documents
Structural	S308	LOWER ROOF FRAMING PLAN - AREA D	0	4/24/2026	100% Construction Documents
Structural	S309	MID LEVEL FRAMING PLAN - AREA A	0	4/24/2026	100% Construction Documents
Structural	S310	MID LEVEL FRAMING PLAN - AREA B	0	4/24/2026	100% Construction Documents
Structural	S311	MID LEVEL FRAMING PLAN - AREA C	0	4/24/2026	100% Construction Documents
Structural	S312	MID LEVEL FRAMING PLAN - AREA D	0	4/24/2026	100% Construction Documents
Structural	S313	HIGH ROOF FRAMING PLAN - AREA A	0	4/24/2026	100% Construction Documents
Structural	S314	HIGH ROOF FRAMING PLAN - AREA B	0	4/24/2026	100% Construction Documents
Structural	S315	HIGH ROOF FRAMING PLAN - AREA C	0	4/24/2026	100% Construction Documents
Structural	S316	HIGH ROOF FRAMING PLAN - AREA D	0	4/24/2026	100% Construction Documents
Structural	S317	PARAPET FRAMING PLAN - AREA A	0	4/24/2026	100% Construction Documents
Structural	S318	PARAPET FRAMING PLAN - AREA B	0	4/24/2026	100% Construction Documents
Structural	S319	PARAPET FRAMING PLAN - AREA C	0	4/24/2026	100% Construction Documents
Structural	S320	PARAPET FRAMING PLAN - AREA D	0	4/24/2026	100% Construction Documents
Structural	S321	HIGH PARAPET FRAMING PLAN - AREA A	0	4/24/2026	100% Construction Documents
Structural	S322	HIGH PARAPET FRAMING PLAN - AREA B	0	4/24/2026	100% Construction Documents
Structural	S323	HIGH PARAPET FRAMING PLAN - AREA C	0	4/24/2026	100% Construction Documents

Structural	S401	TYPICAL FOUNDATION DETAILS	0	4/24/2026	100% Construction Documents
Structural	S402	FOUNDATION DETAILS	0	4/24/2026	100% Construction Documents
Structural	S403	FOUNDATION DETAILS	0	4/24/2026	100% Construction Documents
Structural	S404	TYPICAL CMU DETAILS	0	4/24/2026	100% Construction Documents
Structural	S405	TYPICAL CMU DETAILS	0	4/24/2026	100% Construction Documents
Structural	S406	ROOF FRAMING DETAILS	0	4/24/2026	100% Construction Documents
Structural	S407	STEEL BRACE & MOMENT CONNECTION DETAILS	0	4/24/2026	100% Construction Documents
Structural	S408	FLOOR FRAMING DETAILS	0	4/24/2026	100% Construction Documents
Structural	S409	FLOOR FRAMING DETAILS	0	4/24/2026	100% Construction Documents
Structural	S410	FLOOR FRAMING DETAILS	0	4/24/2026	100% Construction Documents
Structural	S411	PARTITION SUPPORT FRAMING DETAILS	0	4/24/2026	100% Construction Documents
Structural	S501	BUILDING SECTIONS	0	4/24/2026	100% Construction Documents
Structural	S502	BUILDING SECTIONS	0	4/24/2026	100% Construction Documents
Structural	S503	BUILDING SECTIONS	0	4/24/2026	100% Construction Documents
Structural	S601	TRUSS DETAILS	0	4/24/2026	100% Construction Documents
Structural	S701	FRAME ELEVATIONS	0	4/24/2026	100% Construction Documents
Structural	S702	FRAME ELEVATIONS	0	4/24/2026	100% Construction Documents
Structural	S703	CURVED WALL ELEVATIONS	0	4/24/2026	100% Construction Documents
Structural	S704	CURVED WALL ELEVATIONS	0	4/24/2026	100% Construction Documents
Structural	S705	FRAME ELEVATIONS	0	4/24/2026	100% Construction Documents
Structural	S706	FRAME ELEVATIONS	0	4/24/2026	100% Construction Documents
Structural	S707	FRAME ELEVATIONS	0	4/24/2026	100% Construction Documents
Architectural					
Architectural	A1.00	SITE PLAN	0	4/24/2026	100% Construction Documents
Architectural	A1.01A	PARTIAL SITE PLAN	0	4/24/2026	100% Construction Documents
Architectural	A1.01B	PARTIAL SITE PLAN	0	4/24/2026	100% Construction Documents
Architectural	A1.02	SITE PLAN DETAILS	0	4/24/2026	100% Construction Documents
Architectural	A1.03	SITE PLAN DETAILS	0	4/24/2026	100% Construction Documents
Architectural	A1.11	OVERALL FRIST FLOOR PLAN	0	4/24/2026	100% Construction Documents
Architectural	A1.11A	PARTIAL FIRST FLOOR PLAN - AREA "A"	0	4/24/2026	100% Construction Documents
Architectural	A1.11B	PARTIAL FIRST FLOOR PLAN - AREA "B"	0	4/24/2026	100% Construction Documents
Architectural	A1.11C	PARTIAL FIRST FLOOR PLAN - AREA "C"	0	4/24/2026	100% Construction Documents
Architectural	A1.11D	PARTIAL FIRST FLOOR PLAN - AREA "D"	0	4/24/2026	100% Construction Documents
Architectural	A1.12	OVERALL SECOND FLOOR PLAN	0	4/24/2026	100% Construction Documents
Architectural	A1.12A	PARTIAL SECOND FLOOR PLAN - AREA "A"	0	4/24/2026	100% Construction Documents
Architectural	A1.12B	PARTIAL SECOND FLOOR PLAN - AREA "B"	0	4/24/2026	100% Construction Documents
Architectural	A1.12C	PARTIAL SECOND FLOOR PLAN - AREA "C"	0	4/24/2026	100% Construction Documents
Architectural	A1.12D	PARTIAL SECOND FLOOR PLAN - AREA "D"	0	4/24/2026	100% Construction Documents
Architectural	A1.21	REFLECTED CEILING PLAN -- FIRST FLOOR	0	4/24/2026	100% Construction Documents
Architectural	A1.21A	PARTIAL REFLECTED CEILING PLAN, FIRST FLOOR - AREA "A"	0	4/24/2026	100% Construction Documents
Architectural	A1.21B	PARTIAL REFLECTED CEILING PLAN, FIRST FLOOR - AREA "B"	0	4/24/2026	100% Construction Documents

Architectural	A1.21C	PARTIAL REFLECTED CEILING PLAN, FIRST FLOOR - AREA "C"	0	4/24/2026	100% Construction Documents
Architectural	A1.21D	PARTIAL REFLECTED CEILING PLAN, FIRST FLOOR - AREA "D"	0	4/24/2026	100% Construction Documents
Architectural	A1.22	REFLECTED CEILING PLAN -- SECOND FLOOR	0	4/24/2026	100% Construction Documents
Architectural	A1.22A	PARTIAL REFLECTED CEILING PLAN, SECOND FLOOR - AREA "A"	0	4/24/2026	100% Construction Documents
Architectural	A1.22B	PARTIAL REFLECTED CEILING PLAN, SECOND FLOOR - AREA "B"	0	4/24/2026	100% Construction Documents
Architectural	A1.22C	PARTIAL REFLECTED CEILING PLAN, SECOND FLOOR - AREA "C"	0	4/24/2026	100% Construction Documents
Architectural	A1.22D	PARTIAL REFLECTED CEILING PLAN, SECOND FLOOR - AREA "D"	0	4/24/2026	100% Construction Documents
Architectural	A1.23	CEILING DETAILS	0	4/24/2026	100% Construction Documents
Architectural	A1.31	ROOF PLAN	0	4/24/2026	100% Construction Documents
Architectural	A1.32	ROOF DETAILS	0	4/24/2026	100% Construction Documents
Architectural	A1.41	FLOOR FINISH PLAN - FIRST FLOOR	0	4/24/2026	100% Construction Documents
Architectural	A1.42	FLOOR FINISH PLAN - SECOND FLOOR	0	4/24/2026	100% Construction Documents
Architectural	A1.43	ACCENT WALL AND INTERIOR SIGNAGE PLAN - FIRST FLOOR	0	4/24/2026	100% Construction Documents
Architectural	A1.44	ACCENT WALL AND INTERIOR SIGNAGE PLAN - SECOND FLOOR	0	4/24/2026	100% Construction Documents
Architectural	A2.11	EXTERIOR ELEVATIONS	0	4/24/2026	100% Construction Documents
Architectural	A3.01	BUILDING SECTIONS	0	4/24/2026	100% Construction Documents
Architectural	A3.11	WALL SECTIONS	0	4/24/2026	100% Construction Documents
Architectural	A3.12	WALL SECTIONS	0	4/24/2026	100% Construction Documents
Architectural	A3.13	WALL SECTIONS	0	4/24/2026	100% Construction Documents
Architectural	A3.14	WALL SECTIONS	0	4/24/2026	100% Construction Documents
Architectural	A4.01	PARTIAL FIRST FLOOR PLAN	0	4/24/2026	100% Construction Documents
Architectural	A4.02	PARTIAL SECOND FLOOR PLAN	0	4/24/2026	100% Construction Documents
Architectural	A4.11	ENLARGED RESTROOM PLANS	0	4/24/2026	100% Construction Documents
Architectural	A4.12	ENLARGED RESTROOM ELEVATIONS	0	4/24/2026	100% Construction Documents
Architectural	A4.21	EQUIPMENT PLANS AND SCHEDULES	0	4/24/2026	100% Construction Documents
Architectural	A4.31	EXIT STAIR PLAN AND DETAILS	0	4/24/2026	100% Construction Documents
Architectural	A4.32	MONUMENTAL STAIR ELEVATIONS & DETAILS	0	4/24/2026	100% Construction Documents
Architectural	A4.33	MONUMENTAL STAIR DETAILS	0	4/24/2026	100% Construction Documents
Architectural	A5.11	DETAILS	0	4/24/2026	100% Construction Documents
Architectural	A5.12	DETAILS	0	4/24/2026	100% Construction Documents
Architectural	A5.13	DETAILS	0	4/24/2026	100% Construction Documents
Architectural	A5.14	DETAILS	0	4/24/2026	100% Construction Documents
Architectural	A6.01	WALL ASSEMBLIES	0	4/24/2026	100% Construction Documents
Architectural	A6.11	ROOM FINISH SCHEDULE	0	4/24/2026	100% Construction Documents
Architectural	A6.21	DOOR & WINDOW SCHEDULE	0	4/24/2026	100% Construction Documents
Architectural	A6.22	DOOR & WINDOW ELEVATIONS	0	4/24/2026	100% Construction Documents
Architectural	A6.31	EXTERIOR CURVED PANEL SCHEDULE	0	4/24/2026	100% Construction Documents
Architectural	A6.32	EXTERIOR CURVED PANEL SCHEDULE	0	4/24/2026	100% Construction Documents
Architectural	A6.33	EXTERIOR CURVED PANEL SCHEDULE	0	4/24/2026	100% Construction Documents
Architectural	A6.34	EXTERIOR CURVED PANEL SCHEDULE	0	4/24/2026	100% Construction Documents
Architectural	A6.35	EXTERIOR CURVED PANEL SCHEDULE	0	4/24/2026	100% Construction Documents

Architectural	A6.36	EXTERIOR CURVED PANEL SCHEDULE	0	4/24/2026	100% Construction Documents
Architectural	A6.37	EXTERIOR CURVED PANEL SCHEDULE	0	4/24/2026	100% Construction Documents
Architectural	A6.38	EXTERIOR CURVED PANEL SCHEDULE	0	4/24/2026	100% Construction Documents
Architectural	A6.39	EXTERIOR CURVED PANEL SCHEDULE	0	4/24/2026	100% Construction Documents
Architectural	A7.01	INTERIOR ELEVATIONS	0	4/24/2026	100% Construction Documents
Architectural	A7.11	MILLWORK ELEVATIONS	0	4/24/2026	100% Construction Documents
Architectural	A7.12	MILLWORK SECTIONS	0	4/24/2026	100% Construction Documents
Mechanical					
Mechanical	M1.01	M1.01 MECHANICAL 1ST FLOOR PLAN AREA A	0	4/24/2026	100% Construction Documents
Mechanical	M1.02	MECHANICAL 1ST FLOOR PLAN AREA B	0	4/24/2026	100% Construction Documents
Mechanical	M1.03	MECHANICAL 1ST FLOOR PLAN AREA C	0	4/24/2026	100% Construction Documents
Mechanical	M1.04	MECHANICAL 1ST FLOOR PLAN AREA D	0	4/24/2026	100% Construction Documents
Mechanical	M2.01	MECHANICAL 2ND FLOOR PLAN AREA A	0	4/24/2026	100% Construction Documents
Mechanical	M2.02	MECHANICAL 2ND FLOOR PLAN AREA B	0	4/24/2026	100% Construction Documents
Mechanical	M2.03	MECHANICAL 2ND FLOOR PLAN AREA C	0	4/24/2026	100% Construction Documents
Mechanical	M2.04	MECHANICAL 2ND FLOOR PLAN AREA D	0	4/24/2026	100% Construction Documents
Mechanical	M3.01	MECHANICAL 1ST FLOOR PIPING PLAN	0	4/24/2026	100% Construction Documents
Mechanical	M3.02	MECHANICAL 1ST FLOOR PIPING PLAN	0	4/24/2026	100% Construction Documents
Mechanical	M3.03	MECHANICAL 2ND FLOOR PIPING PLAN	0	4/24/2026	100% Construction Documents
Mechanical	M3.04	MECHANICAL 2ND FLOOR PIPING PLAN	0	4/24/2026	100% Construction Documents
Mechanical	M4.01	ENLARGED MECHANICAL CENTRAL PLANT	0	4/24/2026	100% Construction Documents
Mechanical	M5.01	MECHANICAL CHILLED WATER FLOW DIAGRAM	0	4/24/2026	100% Construction Documents
Mechanical	M5.02	MECHANICAL CONTROL DRAWINGS	0	4/24/2026	100% Construction Documents
Mechanical	M6.01	MECHANICAL SCHEDULES	0	4/24/2026	100% Construction Documents
Mechanical	M6.02	MECHANICAL SCHEDULES	0	4/24/2026	100% Construction Documents
Mechanical	M6.03	MECHANICAL SCHEDULES	0	4/24/2026	100% Construction Documents
Mechanical	M7.01	MECHANICAL DETAILS	0	4/24/2026	100% Construction Documents
Mechanical	M7.02	MECHANICAL DETAILS	0	4/24/2026	100% Construction Documents
Mechanical	M7.03	MECHANICAL DETAILS	0	4/24/2026	100% Construction Documents
Electrical					
Electrical	E1.00	ELECTRICAL SITE PLAN	0	4/24/2026	100% Construction Documents
Electrical	E1.01	ELECTRICAL 1ST FLOOR LIGHTING PLAN AREA A	0	4/24/2026	100% Construction Documents
Electrical	E1.02	ELECTRICAL 1ST FLOOR LIGHTING PLAN AREA B	0	4/24/2026	100% Construction Documents
Electrical	E1.03	ELECTRICAL 1ST FLOOR LIGHTING PLAN AREA C	0	4/24/2026	100% Construction Documents
Electrical	E1.04	ELECTRICAL 1ST FLOOR LIGHTING PLAN AREA D	0	4/24/2026	100% Construction Documents
Electrical	E2.01	ELECTRICAL 2ND FLOOR LIGHTING PLAN AREA A	0	4/24/2026	100% Construction Documents
Electrical	E2.02	ELECTRICAL 2ND FLOOR LIGHTING PLAN AREA B	0	4/24/2026	100% Construction Documents
Electrical	E2.03	ELECTRICAL 2ND FLOOR LIGHTING PLAN AREA C	0	4/24/2026	100% Construction Documents
Electrical	E2.04	ELECTRICAL 2ND FLOOR LIGHTING PLAN AREA D	0	4/24/2026	100% Construction Documents
Electrical	E2.05	ELECTRICAL EXTERIOR LIGHTING PLAN	0	4/24/2026	100% Construction Documents

Electrical	E3.01	ELECTRICAL 1ST FLOOR POWER PLAN AREA A	0	4/24/2026	100% Construction Documents
Electrical	E3.02	ELECTRICAL 1ST FLOOR POWER PLAN AREA B	0	4/24/2026	100% Construction Documents
Electrical	E3.03	ELECTRICAL 1ST FLOOR POWER PLAN AREA C	0	4/24/2026	100% Construction Documents
Electrical	E3.04	ELECTRICAL 1ST FLOOR POWER PLAN AREA D	0	4/24/2026	100% Construction Documents
Electrical	E3.05	ELECTRICAL PARTIAL POWER PLAN	0	4/24/2026	100% Construction Documents
Electrical	E4.01	ELECTRICAL 2ND FLOOR POWER PLAN AREA A	0	4/24/2026	100% Construction Documents
Electrical	E4.02	ELECTRICAL 2ND FLOOR POWER PLAN AREA B	0	4/24/2026	100% Construction Documents
Electrical	E4.03	ELECTRICAL 2ND FLOOR POWER PLAN AREA C	0	4/24/2026	100% Construction Documents
Electrical	E4.04	ELECTRICAL 2ND FLOOR POWER PLAN AREA D	0	4/24/2026	100% Construction Documents
Electrical	E5.01	ELECTRICAL 1ST FLOOR SPECIAL SYSTEMS PLAN AREA A	0	4/24/2026	100% Construction Documents
Electrical	E5.02	ELECTRICAL 1ST FLOOR SPECIAL SYSTEMS PLAN AREA B	0	4/24/2026	100% Construction Documents
Electrical	E5.03	ELECTRICAL 1ST FLOOR SPECIAL SYSTEMS PLAN AREA C	0	4/24/2026	100% Construction Documents
Electrical	E5.04	ELECTRICAL 1ST FLOOR SPECIAL SYSTEMS PLAN AREA D	0	4/24/2026	100% Construction Documents
Electrical	E6.01	ELECTRICAL 2ND FLOOR SPECIAL SYSTEMS PLAN AREA A	0	4/24/2026	100% Construction Documents
Electrical	E6.02	ELECTRICAL 2ND FLOOR SPECIAL SYSTEMS PLAN AREA B	0	4/24/2026	100% Construction Documents
Electrical	E6.03	ELECTRICAL 2ND FLOOR SPECIAL SYSTEMS PLAN AREA C	0	4/24/2026	100% Construction Documents
Electrical	E6.04	ELECTRICAL 2ND FLOOR SPECIAL SYSTEMS PLAN AREA D	0	4/24/2026	100% Construction Documents
Electrical	E7.01	ELECTRICAL 1ST FLOOR MECHANICAL EQUIPMENT PLAN AREA A	0	4/24/2026	100% Construction Documents
Electrical	E7.02	ELECTRICAL 1ST FLOOR MECHANICAL EQUIPMENT PLAN AREA B	0	4/24/2026	100% Construction Documents
Electrical	E7.03	ELECTRICAL 1ST FLOOR MECHANICAL EQUIPMENT PLAN AREA C	0	4/24/2026	100% Construction Documents
Electrical	E7.04	ELECTRICAL 1ST FLOOR MECHANICAL EQUIPMENT PLAN AREA D	0	4/24/2026	100% Construction Documents
Electrical	E8.01	ELECTRICAL 2ND FLOOR MECHANICAL EQUIPMENT PLAN AREA A	0	4/24/2026	100% Construction Documents
Electrical	E8.02	ELECTRICAL 2ND FLOOR MECHANICAL EQUIPMENT PLAN AREA B	0	4/24/2026	100% Construction Documents
Electrical	E8.03	ELECTRICAL 2ND FLOOR MECHANICAL EQUIPMENT PLAN AREA C	0	4/24/2026	100% Construction Documents
Electrical	E8.04	ELECTRICAL 2ND FLOOR MECHANICAL EQUIPMENT PLAN AREA D	0	4/24/2026	100% Construction Documents
Electrical	E9.01	ELECTRICAL SPECIFICATION, LEGEND, RISER DIAGRAM, AND FEEDER/BRANCH SCHEDULE	0	4/24/2026	100% Construction Documents
Electrical	E10.01	ELECTRICAL MECHANICAL EQUIPMENT CONNECTION, AND LIGHTING FIXTURE SCHEDULE	0	4/24/2026	100% Construction Documents
Electrical	E11.01	ELECTRICAL SCHEDULES		4/24/2026	100% Construction Documents

Electrical	E11.02	ELECTRICAL PANEL SCHEDULE	0	4/24/2026	100% Construction Documents
Electrical	E11.03	ELECTRICAL PANEL SCHEDULE	0	4/24/2026	100% Construction Documents
Electrical	E12.01	ELECTRICAL DETAILS	0	4/24/2026	100% Construction Documents
Plumbing					
Plumbing	P1.00	PLUMBING SITE PLAN	0	4/24/2026	100% Construction Documents
Plumbing	P1.01	PLUMBING SEWER PLAN 1ST FLOOR AREA A	0	4/24/2026	100% Construction Documents
Plumbing	P1.02	PLUMBING SEWER PLAN 1ST FLOOR AREA B	0	4/24/2026	100% Construction Documents
Plumbing	P1.03	PLUMBING SEWER PLAN 1ST FLOOR AREA C	0	4/24/2026	100% Construction Documents
Plumbing	P1.04	PLUMBING SEWER PLAN 1ST FLOOR AREA D	0	4/24/2026	100% Construction Documents
Plumbing	P2.01	PLUMBING SEWER PLAN 2ND FLOOR AREA A	0	4/24/2026	100% Construction Documents
Plumbing	P2.02	PLUMBING SEWER PLAN 2ND FLOOR AREA B	0	4/24/2026	100% Construction Documents
Plumbing	P2.03	PLUMBING SEWER PLAN 2ND FLOOR AREA C	0	4/24/2026	100% Construction Documents
Plumbing	P2.04	PLUMBING SEWER PLAN 2ND FLOOR AREA D	0	4/24/2026	100% Construction Documents
Plumbing	P3.01	PLUMBING HW/CW PLAN 1ST FLOOR AREA A	0	4/24/2026	100% Construction Documents
Plumbing	P3.02	PLUMBING HW/CW PLAN 1ST FLOOR AREA B	0	4/24/2026	100% Construction Documents
Plumbing	P3.03	PLUMBING HW/CW PLAN 1ST FLOOR AREA C	0	4/24/2026	100% Construction Documents
Plumbing	P3.04	PLUMBING HW/CW PLAN 1ST FLOOR AREA D	0	4/24/2026	100% Construction Documents
Plumbing	P4.01	PLUMBING HW/CW PLAN 2ND FLOOR AREA A	0	4/24/2026	100% Construction Documents
Plumbing	P4.02	PLUMBING HW/CW PLAN 2ND FLOOR AREA B	0	4/24/2026	100% Construction Documents
Plumbing	P4.03	PLUMBING HW/CW PLAN 2ND FLOOR AREA C	0	4/24/2026	100% Construction Documents
Plumbing	P4.04	PLUMBING HW/CW PLAN 2ND FLOOR AREA D	0	4/24/2026	100% Construction Documents
Plumbing	P5.01	PLUMBING ROOF PLAN	0	4/24/2026	100% Construction Documents
Plumbing	P6.01	PLUMBING SCHEDULES AND DETAILS	0	4/24/2026	100% Construction Documents
Plumbing	P7.01	PLUMBING DETAILS	0	4/24/2026	100% Construction Documents
Plumbing	P7.02	PLUMBING DETAILS	0	4/24/2026	100% Construction Documents
Plumbing	P8.01	PLUMBING SEWER RISER SCHEMATIC DIAGRAMS	0	4/24/2026	100% Construction Documents
Operable Partition					
Operable Partition	OP-01	COVER SHEET	0	4/24/2026	100% Construction Documents
Operable Partition	OP-02	KEY PLAN FIRST FLOOR	0	4/24/2026	100% Construction Documents
Operable Partition	OP-03	PANEL LAYOUT FIRST FLOOR	0	4/24/2026	100% Construction Documents
Operable Partition	OP-04	PANEL LAYOUT FIRST FLOOR	0	4/24/2026	100% Construction Documents
Operable Partition	OP-05	PANEL LAYOUT FIRST FLOOR	0	4/24/2026	100% Construction Documents
Operable Partition	OP-06	PANEL LAYOUT FIRST FLOOR	0	4/24/2026	100% Construction Documents
Operable Partition	OP-07	PANEL LAYOUT FIRST FLOOR	0	4/24/2026	100% Construction Documents
Operable Partition	OP-08	ELEVATION LEFT FIRST FLOOR	0	4/24/2026	100% Construction Documents
Operable Partition	OP-09	ELEVATION RIGHT FIRST FLOOR	0	4/24/2026	100% Construction Documents

Operable Partition	OP-10	ELEVATION LEFT FIRST FLOOR	0	4/24/2026	100% Construction Documents
Operable Partition	OP-11	ELEVATION RIGHT FIRST FLOOR	0	4/24/2026	100% Construction Documents
Operable Partition	OP-12	ELEVATION LEFT FIRST FLOOR	0	4/24/2026	100% Construction Documents
Operable Partition	OP-13	ELEVATION RIGHT FIRST FLOOR	0	4/24/2026	100% Construction Documents
Operable Partition	OP-14	DETAILS FIRST FLOOR	0	4/24/2026	100% Construction Documents
Operable Partition	OP-15	DETAILS FIRST FLOOR		4/24/2026	100% Construction Documents
Operable Partition	OP-16	DETAILS FIRST FLOOR	0	4/24/2026	100% Construction Documents
Operable Partition	OP-17	POCKET DOOR FIRST FLOOR	0	4/24/2026	100% Construction Documents
Operable Partition	OP-18	POCKET DOOR FIRST FLOOR	0	4/24/2026	100% Construction Documents
Operable Partition	OP-19	POCKET DOOR FIRST FLOOR	0	4/24/2026	100% Construction Documents
Operable Partition	OP-20	KEY PLAN SECOND FLOOR	0	4/24/2026	100% Construction Documents
Operable Partition	OP-21	PANEL LAYOUT SECOND FLOOR	0	4/24/2026	100% Construction Documents
Operable Partition	OP-22	PANEL LAYOUT SECOND FLOOR	0	4/24/2026	100% Construction Documents
Operable Partition	OP-23	PANEL ELEVATION SECOND FLOOR		4/24/2026	100% Construction Documents
Operable Partition	OP-24	PANEL ELEVATION SECOND FLOOR	0	4/24/2026	100% Construction Documents
Operable Partition	OP-25	DETAILS SECOND FLOOR	0	4/24/2026	100% Construction Documents
Operable Partition	OP-26	GLASS RAILING DETAIL SECOND FLOOR	0	4/24/2026	100% Construction Documents
Operable Partition	OP-27	POCKET DOOR SECOND FLOOR	0	4/24/2026	100% Construction Documents
Operable Partition	OP-28	POCKET DOOR SECOND FLOOR	0	4/24/2026	100% Construction Documents
Landscape					
Landscape	IR.00	IRRIGATION PLAN	0	4/24/2026	100% Construction Documents
Landscape	IR.01	IRRIGATION PLAN	0	4/24/2026	100% Construction Documents
Landscape	L1.00	LANDSCAPE PLAN	0	4/24/2026	100% Construction Documents
Landscape	L1.01	LANDSCAPE PLAN	0	4/24/2026	100% Construction Documents

PHARR MULTI USE FACILITY - 100% CD

SPECIFICATION INDEX

DIVISION	NUMBER	DESCRIPTION	REVISION	ISSUED DATE	SET
00 - Procurement and Contracting Requirements					
00 - Procurement and Contracting Requirements	00 00 00	Cover Sheet	0	3/5/2026	100% Construction Documents
00 - Procurement and Contracting Requirements	00 01 01	Project Title Page	0	3/5/2026	100% Construction Documents
00 - Procurement and Contracting Requirements	00 01 07	Seals Page - MEP	0	3/5/2026	100% Construction Documents
00 - Procurement and Contracting Requirements	00 01 08	Seals Page - HALFF	0	3/5/2026	100% Construction Documents
00 - Procurement and Contracting Requirements	00 01 15	List of Drawing Sheets	0	3/5/2026	100% Construction Documents
00 - Procurement and Contracting Requirements	00 22 00	Earthwork	0	3/5/2026	100% Construction Documents
00 - Procurement and Contracting Requirements	00 31 00	Concrete Forms and Accessories	0	3/5/2026	100% Construction Documents
00 - Procurement and Contracting Requirements	00 73 00	Supplementary Conditions	0	3/5/2026	100% Construction Documents
00 - Procurement and Contracting Requirements	00 01 10	Table of Contents	0	3/5/2026	100% Construction Documents
01 - General Requirements					
01 - General Requirements	01 21 00	Allowances	0	3/5/2026	100% Construction Documents
01 - General Requirements	01 23 00	Alternates Form	0	3/5/2026	100% Construction Documents
01 - General Requirements	01 25 00	Substitution Procedures	0	3/5/2026	100% Construction Documents
01 - General Requirements	01 31 00	Project Management and Coordination	0	3/5/2026	100% Construction Documents
01 - General Requirements	01 32 33	Photographic Documentation	0	3/5/2026	100% Construction Documents
01 - General Requirements	01 33 00	Submittal Procedures	0	3/5/2026	100% Construction Documents
01 - General Requirements	01 33 23	Shop Drawings and Samples	0	3/5/2026	100% Construction Documents
01 - General Requirements	01 40 00	Quality Requirements	0	3/5/2026	100% Construction Documents
01 - General Requirements	01 42 00	References	0	3/5/2026	100% Construction Documents
01 - General Requirements	01 45 23	Testing and Inspecting Services	0	3/5/2026	100% Construction Documents
01 - General Requirements	01 50 00	Temporary Facilities and Controls	0	3/5/2026	100% Construction Documents
01 - General Requirements	01 60 00	Product Requirements	0	3/5/2026	100% Construction Documents
01 - General Requirements	01 73 00	Execution	0	3/5/2026	100% Construction Documents
01 - General Requirements	01 77 00	Closeout Procedures	0	3/5/2026	100% Construction Documents
01 - General Requirements	01 78 23	Operation and Maintenance Data	0	3/5/2026	100% Construction Documents
01 - General Requirements	01 78 39	Project Record Documentation	0	3/5/2026	100% Construction Documents
01 - General Requirements	01 79 00	Demonstration and Training	0	3/5/2026	100% Construction Documents
02 - Existing Conditions					
02 - Existing Conditions	02 31 1	Rough Grading	0	3/5/2026	100% Construction Documents
02 - Existing Conditions	02 41 19	Selective Demolition	0	3/5/2026	100% Construction Documents
02 - Existing Conditions	02 42 00	Demolition of Existing Civil Site Improvements	0	3/5/2026	100% Construction Documents
03 - Concrete					
03 - Concrete	03 15 1	Concrete Anchoring	0	3/5/2026	100% Construction Documents
03 - Concrete	03 30 0	Cast-In-Place Concrete	0	3/5/2026	100% Construction Documents
03 - Concrete	03 35 0	Concrete Finishing	0	3/5/2026	100% Construction Documents

03 - Concrete	03 39 0	Concrete Curing	0	3/5/2026	100% Construction Documents
04 - Masonry					
04 - Masonry	04 23 0	Reinforced Unit Masonry	0	3/5/2026	100% Construction Documents
05 - Metals					
05 - Metals	05 12 0	Structural Steel	0	3/5/2026	100% Construction Documents
05 - Metals	05 21 0	Steel Joists	0	3/5/2026	100% Construction Documents
05 - Metals	05 31 0	Steel Deck	0	3/5/2026	100% Construction Documents
05 - Metals	05 40 0	Metal Stud Framing	0	3/5/2026	100% Construction Documents
05 - Metals	05 50 0	Metal Fabrications	0	3/5/2026	100% Construction Documents
05 - Metals	05 50 00	Miscellaneous Metal Work	0	3/5/2026	100% Construction Documents
06 - Wood, Plastics, and Composites					
06 - Wood, Plastics, and Composites	06 10 00	Rough Carpentry	0	3/5/2026	100% Construction Documents
06 - Wood, Plastics, and Composites	06 11 40	Wood Blocking and Curbing	0	3/5/2026	100% Construction Documents
06 - Wood, Plastics, and Composites	06 16 43.20	Gypsum Sheathing	0	3/5/2026	100% Construction Documents
06 - Wood, Plastics, and Composites	06 20 00	Finish Carpentry	0	3/5/2026	100% Construction Documents
07 - Thermal and Moisture Protection					
07 - Thermal and Moisture Protection	07 18 00	Traffic Coatings	0	3/5/2026	100% Construction Documents
07 - Thermal and Moisture Protection	07 19 1	Vapor Barrier	0	3/5/2026	100% Construction Documents
07 - Thermal and Moisture Protection	07 21 00	Thermal Insulation	0	3/5/2026	100% Construction Documents
07 - Thermal and Moisture Protection	07 22 20	Roof Board	0	3/5/2026	100% Construction Documents
07 - Thermal and Moisture Protection	07 24 19	Outsulation Plus MD System	0	3/5/2026	100% Construction Documents
07 - Thermal and Moisture Protection	07 27 13	Modified Bituminous Sheet Air Barrier	0	3/5/2026	100% Construction Documents
07 - Thermal and Moisture Protection	07 27 26	Fluid Applied Membrane Air Barriers	0	3/5/2026	100% Construction Documents
07 - Thermal and Moisture Protection	07 4213.23	Metal Wall Panels	0	3/5/2026	100% Construction Documents
07 - Thermal and Moisture Protection	07 42 93	Soffit Panel	0	3/5/2026	100% Construction Documents
07 - Thermal and Moisture Protection	07 54 23	Self Adhered TPO Membrane Roofing System	0	3/5/2026	100% Construction Documents
07 - Thermal and Moisture Protection	07 62 00	Sheet Metal Flashing and Trim	0	3/5/2026	100% Construction Documents
07 - Thermal and Moisture Protection	07 70 00	Roof and Wall Specialties and Accessories	0	3/5/2026	100% Construction Documents
07 - Thermal and Moisture Protection	07 71 23	Gutters and Downspouts	0	3/5/2026	100% Construction Documents
07 - Thermal and Moisture Protection	07 72 00	Roof Hatch Access Door	0	3/5/2026	100% Construction Documents
07 - Thermal and Moisture Protection	07 72 60.01	Roof Hatch Safety Rail System and Ladder Extension	0	3/5/2026	100% Construction Documents
07 - Thermal and Moisture Protection	07 81 23	Water Borne Intumescent Fireproofing	0	3/5/2026	100% Construction Documents
07 - Thermal and Moisture Protection	07 84 00	Firestopping	0	3/5/2026	100% Construction Documents

07 - Thermal and Moisture Protection	07 84 56	Fire Safing	0	3/5/2026	100% Construction Documents
07 - Thermal and Moisture Protection	07 89 34	Thermoplastic Polyolefin Roof	0	3/5/2026	100% Construction Documents
07 - Thermal and Moisture Protection	07 90 00	Joint Protection	0	3/5/2026	100% Construction Documents
07 - Thermal and Moisture Protection	07 92 00	Joint Sealants	0	3/5/2026	100% Construction Documents
08 - Openings					
08 - Openings	08 11 13	Hollow Metal Doors and Frames	0	3/5/2026	100% Construction Documents
08 - Openings	08 14 16	Plastic Laminate Faced Flush Wood Doors	0	3/5/2026	100% Construction Documents
08 - Openings	08 33 00	Rolling Counter Shutters	0	3/5/2026	100% Construction Documents
08 - Openings	08 33 23	Overhead Coiling Doors	0	3/5/2026	100% Construction Documents
08 - Openings	08 34 73	Sound Control Door Assemblies	0	3/5/2026	100% Construction Documents
08 - Openings	08 41 13	Aluminum Framed Entrances and Storefronts	0	3/5/2026	100% Construction Documents
08 - Openings	08 44 13	Glazed Aluminum Curtain Walls	0	3/5/2026	100% Construction Documents
08 - Openings	08 44 26	Point-Supported Glass Vestibule	0	3/5/2026	100% Construction Documents
08 - Openings	08 58 00	Aluminum Ticket Window	0	3/5/2026	100% Construction Documents
08 - Openings	08 71 00	Door Hardware	0	3/5/2026	100% Construction Documents
08 - Openings	08 80 00	Glazing	0	3/5/2026	100% Construction Documents
09 - Finishes					
09 - Finishes	09 11 10	Non-Load-Bearing Metal Framing System	0	3/5/2026	100% Construction Documents
09 - Finishes	09 25 00	Gypsum Board Framing and Accessories	0	3/5/2026	100% Construction Documents
09 - Finishes	09 28 16	Glass-Mat Faced Gypsum Backing Boards	0	3/5/2026	100% Construction Documents
09 - Finishes	09 29 00	Gypsum Wallboard	0	3/5/2026	100% Construction Documents
09 - Finishes	09 30 00	Tiling	0	3/5/2026	100% Construction Documents
09 - Finishes	09 50 00	Acoustical Ceilings	0	3/5/2026	100% Construction Documents
09 - Finishes	09 51 13	AXIOM Aluminum Perimeter Trims	0	3/5/2026	100% Construction Documents
09 - Finishes	09 65 13	Resilient Bases and Accessories	0	3/5/2026	100% Construction Documents
09 - Finishes	09 66 00	Precast Epoxy Terrazzo	0	3/5/2026	100% Construction Documents
09 - Finishes	09 68 13	Tile Carpeting	0	3/5/2026	100% Construction Documents
09 - Finishes	09 77 00	Fiberglass Reinforced Wall Panels	0	3/5/2026	100% Construction Documents
09 - Finishes	09 84 00	Cementitious Wood Fiber Ceilings	0	3/5/2026	100% Construction Documents
09 - Finishes	09 84 11	Wall Mounted Acoustic Panels	0	3/5/2026	100% Construction Documents
09 - Finishes	09 90 01	Paints and Coatings	0	3/5/2026	100% Construction Documents
10 - Specialties					
10 - Specialties	10 00 00	Pedimat	0	3/5/2026	100% Construction Documents
10 - Specialties	10 14 00	Signage	0	3/5/2026	100% Construction Documents
10 - Specialties	10 21 13.13	Floor Mounted Toilet Partition	0	3/5/2026	100% Construction Documents
10 - Specialties	10 22 26	Operable Partitions Acousti-Seal Encore	0	3/5/2026	100% Construction Documents
10 - Specialties	10 26 13	Surface Mount Stainless Steel End Wall Protector	0	3/5/2026	100% Construction Documents
10 - Specialties	10 28 13	Toilet Accessories	0	3/5/2026	100% Construction Documents
10 - Specialties	10 35 00	Flagpoles	0	3/5/2026	100% Construction Documents
10 - Specialties	10 44 13	Fire Protection Cabinets	0	3/5/2026	100% Construction Documents

10 - Specialties	10 44 16	Fire Extinguishers	0	3/5/2026	100% Construction Documents
11 - Equipment					
11 - Equipment	11 13 19.13	WL Mechanical Dock Levelers	0	3/5/2026	100% Construction Documents
12 - Furnishings					
12 - Furnishings	12 36 23.13	Plastic Laminate-Clad Counter Tops	0	3/5/2026	100% Construction Documents
12 - Furnishings	12 61 00	Fixed Auditorium Seating	0	3/5/2026	100% Construction Documents
14 - Conveying Equipment					
14 - Conveying Equipment	14 21 23	Hydraulic Passenger Elevator	0	3/5/2026	100% Construction Documents
21 - Fire Suppression					
21 - Fire Suppression	21 13 13	Pipes, Valves, and Fittings for Fire Protection Systems	0	3/5/2026	100% Construction Documents
22 - Plumbing					
22 - Plumbing	22 05 10	Plumbing General Requirements	0	3/5/2026	100% Construction Documents
22 - Plumbing	22 05 15	Materials and Methods	0	3/5/2026	100% Construction Documents
22 - Plumbing	22 05 23	Valves	0	3/5/2026	100% Construction Documents
22 - Plumbing	22 05 29	Hangers and Supports	0	3/5/2026	100% Construction Documents
22 - Plumbing	22 05 53	Plumbing Identification	0	3/5/2026	100% Construction Documents
22 - Plumbing	22 07 13	Plumbing Insulation	0	3/5/2026	100% Construction Documents
22 - Plumbing	22 11 15	Fuel Gas Piping	0	3/5/2026	100% Construction Documents
22 - Plumbing	22 11 16	Domestic Water Piping	0	3/5/2026	100% Construction Documents
22 - Plumbing	22 13 16	Sanitary Waste and Vent Piping	0	3/5/2026	100% Construction Documents
22 - Plumbing	22 14 13	Facility Storm Drainage Piping	0	3/5/2026	100% Construction Documents
22 - Plumbing	22 14 29	Sump Pumps	0	3/5/2026	100% Construction Documents
22 - Plumbing	22 33 00	Electric Water Heaters	0	3/5/2026	100% Construction Documents
22 - Plumbing	22 42 10	Plumbing Fixtures	0	3/5/2026	100% Construction Documents
22 - Plumbing	22 42 50	Plumbing Specialties	0	3/5/2026	100% Construction Documents
22 - Plumbing	22 47 00	Drinking Fountains	0	3/5/2026	100% Construction Documents
23 - Heating, Ventilating, and Air Conditioning					
23 - Heating, Ventilating, and Air Conditioning	23 05 10	Mechanical General Requirements	0	3/5/2026	100% Construction Documents
23 - Heating, Ventilating, and Air Conditioning	23 05 15	Materials and Methods	0	3/5/2026	100% Construction Documents
23 - Heating, Ventilating, and Air Conditioning	23 05 23	Valves	0	3/5/2026	100% Construction Documents
23 - Heating, Ventilating, and Air Conditioning	23 05 29	Hangers and Supports	0	3/5/2026	100% Construction Documents
23 - Heating, Ventilating, and Air Conditioning	23 05 48	Vibration and Seismic Controls	0	3/5/2026	100% Construction Documents
23 - Heating, Ventilating, and Air Conditioning	23 05 53	Mechanical Identification	0	3/5/2026	100% Construction Documents
23 - Heating, Ventilating, and Air Conditioning	23 05 93	Testing, Adjusting, and Balancing for HVAC	0	3/5/2026	100% Construction Documents
23 - Heating, Ventilating, and Air Conditioning	23 07 13	HVAC Insulation	0	3/5/2026	100% Construction Documents
23 - Heating, Ventilating, and Air Conditioning	23 08 00	Commissioning of HVAC	0	3/5/2026	100% Construction Documents
23 - Heating, Ventilating, and Air Conditioning	23 09 00	Instrumentation and Controls	0	3/5/2026	100% Construction Documents
23 - Heating, Ventilating, and Air Conditioning	23 09 23	Direct Digital Control System for HVAC/Building Management System	0	3/5/2026	100% Construction Documents
23 - Heating, Ventilating, and Air Conditioning	23 09 50	Variable Frequency Drives	0	3/5/2026	100% Construction Documents

23 - Heating, Ventilating, and Air Conditioning	23 21 13	Hydronic Piping	0	3/5/2026	100% Construction Documents
23 - Heating, Ventilating, and Air Conditioning	23 21 23	Hydronic Pumps	0	3/5/2026	100% Construction Documents
23 - Heating, Ventilating, and Air Conditioning	23 25 00	HVAC Water Treatment	0	3/5/2026	100% Construction Documents
23 - Heating, Ventilating, and Air Conditioning	23 31 13	Metal Ducts	0	3/5/2026	100% Construction Documents
23 - Heating, Ventilating, and Air Conditioning	23 33 00	Duct Accessories	0	3/5/2026	100% Construction Documents
23 - Heating, Ventilating, and Air Conditioning	23 34 23	Power Ventilators	0	3/5/2026	100% Construction Documents
23 - Heating, Ventilating, and Air Conditioning	23 36 00	Air Terminal Units	0	3/5/2026	100% Construction Documents
23 - Heating, Ventilating, and Air Conditioning	23 37 13	Diffusers, Registers, and Grilles	0	3/5/2026	100% Construction Documents
23 - Heating, Ventilating, and Air Conditioning	23 52 16	Condensing Boilers	0	3/5/2026	100% Construction Documents
23 - Heating, Ventilating, and Air Conditioning	23 64 23	Air Cooled Screw Liquid Chiller	0	3/5/2026	100% Construction Documents
23 - Heating, Ventilating, and Air Conditioning	23 73 14	Air Handling Units	0	3/5/2026	100% Construction Documents
23 - Heating, Ventilating, and Air Conditioning	23 81 30	Duct-Free Split Systems	0	3/5/2026	100% Construction Documents
26 - Electrical					
26 - Electrical	26 05 19	Low-Voltage Electrical Power Conductors and Cables	0	3/5/2026	100% Construction Documents
26 - Electrical	26 05 26	Grounding and Bonding for Electrical Systems	0	3/5/2026	100% Construction Documents
26 - Electrical	26 05 33	Raceway and Boxes for Electrical Systems	0	3/5/2026	100% Construction Documents
26 - Electrical	26 05 44	Sleeves and Sleeve Seals for Electrical Raceways and Cabling	0	3/5/2026	100% Construction Documents
26 - Electrical	26 05 53	Identification for Electrical Systems	0	3/5/2026	100% Construction Documents
26 - Electrical	26 05 73	Overcurrent Protective Devices Coordination Study	0	3/5/2026	100% Construction Documents
26 - Electrical	26 09 23	Lighting Control -Lutron Vive	0	3/5/2026	100% Construction Documents
26 - Electrical	26 22 00	Low-Voltage Transformers	0	3/5/2026	100% Construction Documents
26 - Electrical	26 24 13	Switchboards	0	3/5/2026	100% Construction Documents
26 - Electrical	26 24 16	Panelboards	0	3/5/2026	100% Construction Documents
26 - Electrical	26 27 26	Wiring Devices	0	3/5/2026	100% Construction Documents
26 - Electrical	26 28 13	Fuses	0	3/5/2026	100% Construction Documents
26 - Electrical	26 28 16	Enclosed Switches and Circuit Breakers	0	3/5/2026	100% Construction Documents
26 - Electrical	26 43 13	Surge Protective Devices for Low-Voltage Electrical Power Circuits	0	3/5/2026	100% Construction Documents
26 - Electrical	26 51 00	Interior Lighting	0	3/5/2026	100% Construction Documents
26 - Electrical	26 56 00	Exterior Lighting	0	3/5/2026	100% Construction Documents
28 - Electronic Safety and Security					
28 - Electronic Safety and Security	28 31 11	Digital, Addressable Fire-Alarm Systems	0	3/5/2026	100% Construction Documents
31 - Earthwork					
31 - Earthwork	31 11 00	Clearing and Grubbing	0	3/5/2026	100% Construction Documents

31 - Earthwork	31 22 00	Trench Excavation, Backfill and Compaction	0	3/5/2026	100% Construction Documents
31 - Earthwork	31 25 00	Erosion and Sediment Control During Construction	0	3/5/2026	100% Construction Documents
31 - Earthwork	31 31 16.13	Termite Control	0	3/5/2026	100% Construction Documents
31 - Earthwork	31 50 00	Excavating	0	3/5/2026	100% Construction Documents
31 - Earthwork	31 51 00	Trench Protection System	0	3/5/2026	100% Construction Documents
32 - Exterior Improvements					
32 - Exterior Improvements	32 12 16	Dense-Graded Hot-Mix Asphalt (Method)	0	3/5/2026	100% Construction Documents
32 - Exterior Improvements	32 12 20	Paving Repair and Resurfacing	0	3/5/2026	100% Construction Documents
32 - Exterior Improvements	32 12 60	Asphalts, Oils and Emulsion	0	3/5/2026	100% Construction Documents
32 - Exterior Improvements	32 12 70	Flexible Base	0	3/5/2026	100% Construction Documents
32 - Exterior Improvements	32 12 80	Prime Coat	0	3/5/2026	100% Construction Documents
32 - Exterior Improvements	32 12 90	Lime Treatment (Road-Mixed)	0	3/5/2026	100% Construction Documents
32 - Exterior Improvements	32 12 91	Rolling	0	3/5/2026	100% Construction Documents
32 - Exterior Improvements	32 13 13	Concrete Pavement	0	3/5/2026	100% Construction Documents
32 - Exterior Improvements	32 13 20	Concrete Reinforcement	0	3/5/2026	100% Construction Documents
32 - Exterior Improvements	32 13 73	Concrete Paving Joint Sealants	0	3/5/2026	100% Construction Documents
32 - Exterior Improvements	32 17 26.01	Stainless Steel Detectable Warning Surface Dome/Directional Bar	0	3/5/2026	100% Construction Documents
32 - Exterior Improvements	32 30 00	Cast=In-Place Concrete Site Work	0	3/5/2026	100% Construction Documents
32 - Exterior Improvements	32 31 00	Welded Wire Fences and Gates	0	3/5/2026	100% Construction Documents
32 - Exterior Improvements	32 31 13	Horizontal Louver Blade Screening	0	3/5/2026	100% Construction Documents
32 - Exterior Improvements	32 39 13.17	Light Bollards	0	3/5/2026	100% Construction Documents
33 - Utilities					
33 - Utilities	33 11 10	Water Transmission Lines and/or Pressure Wastewater Lines	0	3/5/2026	100% Construction Documents
33 - Utilities	33 11 20	Valves	0	3/5/2026	100% Construction Documents
33 - Utilities	33 31 00	Wetwell and Manhole Structures	0	3/5/2026	100% Construction Documents
33 - Utilities	33 31 13	Wastewater Collection Systems	0	3/5/2026	100% Construction Documents
33 - Utilities	33 40 00	Stormwater Collection	0	3/5/2026	100% Construction Documents

Divider 4

Qualifications, Assumptions and Exclusions

DIVIDER 4

QUALIFICATIONS, ASSUMPTIONS AND EXCLUSIONS

GENERAL

1. This GMP proposal is based on the Pharr Multi-Use Facility 100% Construction Documents provided to D. Wilson Construction Co., from The Warren Group Architects along with approved Value Engineering modifications. List of documents is included in Divider 03.
2. General conditions are included for the duration presented in GMP 2 in accordance with the Attachment F CMAR – General Conditions Matrix.
3. Geo-political and economic factors continue to adversely impact our industry. The volatile price fluctuations in commodities and unprecedented demand for construction services, has resulted in material price escalation, extended lead times or unavailability of some materials, equipment, and products, and an inflationary labor environment. This price proposal is valid for 30 calendar days after which if not accepted may be subject to adjustment of price or duration. If during the performance of the contract the price of any material, equipment, or product increases through no fault of D. Wilson Construction Co. or its subcontractors or suppliers, the price shall be equitably adjusted through the Design Builder and/or Owner Contingency so long as the GMP is not exceeded in accordance with the procedures of the Contract by an amount reasonably necessary to cover any such price increases beyond what was reasonably anticipated. Where during the performance of the contract the delivery of materials, equipment, or product is delayed, through no fault of D. Wilson Construction Co., or its subcontractors or suppliers, such as unavailability of transportation, port of entry delays, supply-chain shortages, etc. The Contract Time shall be equitably adjusted by Change Order in accordance with the procedures of the Contract.
4. D. Wilson Construction Co., reserves the right to utilize the Construction Contingency through a Contingency Use Request in the event of force majeure so long as the GMP is not exceeded. The Design Builder reserves the right to utilize the Construction Contingency through a Contingency Use Request in the event of force majeure so long as the GMP is not exceeded.
5. Contingencies included in this GMP are as follows:
 - a. Owner's Contingency: \$250,000.
 - b. Contractor's Contingency: \$600,000.
6. Allowances included in this GMP are as follows:
 - a. Landscaping & Irrigation Allowance: \$575,000.
 - b. Building Envelope Allowance: \$75,000.
 - c. Special Systems Rough in Allowance: \$250,000.
 - d. Stainless Steel Tactile Waring Indicators At Monumental Stairs: \$8,000
 - e. Cable Tray Allowance: \$8,000
 - f. Lighted Bollards Allowance: \$14,000
 - g. Illuminated Handrails at Monumental Stairs: \$25,000
 - h. Lightning Protection and Grounding Systems: \$62,735
 - i. Cash allowances shown in the drawings and specifications have been eliminated from the GMP in accordance with the approved Value Engineering modifications.

7. Alternates included in this GMP are as follows:
 - a. Not Applicable.
8. The following third-party testing, inspections, and consulting will be provided by the Owner:
 - a. Construction Materials Testing
 - b. Commissioning Plan & Commissioning Agent
9. General Exclusions are as follows:
 - a. Impact fees for primary electric, gas utility mains or domestic water mains
 - b. Utility easements
 - c. City of Pharr building permit fees.
 - d. TXDOT permit fees
 - e. Unforeseen site conditions not identified in as-builts or owner surveys
 - f. A dedicated owner field office
 - g. Exterior building signage, exterior wayfinding signage, digital signage, directory kiosks, electronic displays and monumental signage.
 - h. Special systems to include access control, video surveillance, structured cabling, fire alarm, network equipment, and audio-visual systems.
 - i. Sales tax
 - j. Building Information Modeling

GMP 2 Qualifications and Clarifications

DIVISION 02 – Sitework

QUALIFICATIONS:

1. Detention pond fencing is based on a 4'-0" high vinyl-coated chain link fence as an approved Value Engineering substitution for the Design Master fence system.
2. Back-of-house fencing is based on a 7'-0" high Design Master fence system, including pedestrian gates and manual sliding vehicle gates.
3. The horizontal aluminum louver blade system at the chiller yard is excluded from this GMP in accordance with the approved Value Engineering modifications.
4. Landscape and Irrigation will be descoped to align with the allowance amount included in the GMP in accordance with the approved Value Engineering modifications.

EXCLUSIONS:

1. Base course beneath concrete paving and sidewalks.
2. Hazardous material testing, monitoring, and abatement.

DIVISION 03 – Concrete and Site Concrete

QUALIFICATIONS:

1. Concrete foundations, slab-on-grade, second-floor mezzanine, sidewalks, mechanical yard slab, dumpster pad, transformer pad, light pole bases, retaining walls, cast-in-place stairs and ramps are included.
2. Interior grade beams and associated structural concrete required by the revised foundation design resulting from the approved Value Engineering modification to the building pad material.
3. Foundation and fill pricing is based on the Structural Drawings, including the specified 61 inches of select fill beneath the building foundation. Retaining wall pricing is based solely on the civil drawings and assumes a cast-in-place reinforced concrete retaining wall bearing on existing soils with a 3'-0" wide x 1'-0" thick spread footing and 8" thick wall stem. Any additional select fill, undercut, or over-excavation shall be considered a change in scope.
4. Stair treads will be provided with tooled grooves in lieu of safety grip inserts.
5. Termite treatment at building areas in accordance with project requirements.

EXCLUSIONS:

1. Foundation delegated design engineering, including structural calculations, engineering design data, and signed and sealed submittals by a Professional Engineer
2. Special finishes on exposed concrete.

DIVISION 04 – Masonry, Waterproofing, & EIFS

QUALIFICATIONS:

1. Masonry and exterior wall systems include an 8-inch split face CMU at the dumpster enclosure are included.
2. EIFS system, based on a Dryvit or STO assembly, including the manufacturer integrated air and water-resistive barrier system are included.

EXCLUSIONS:

N/A

DIVISION 05 – Structural Steel

QUALIFICATIONS:

1. Structural steel includes structural and miscellaneous steel framing, joists and decking, steel trusses, rooftop equipment framing, stairs, steel guardrails and handrails, ladders, parapet framing, and miscellaneous structural steel required by the Contract Documents, including the approved Value Engineering modifications to truss member sizing and angle quantities incorporated into the revised structural design by the Structural Engineer of Record (EOR).

EXCLUSIONS:

1. Special finishes to include powder coating, epoxy or intumescent coating on structural steel

DIVISION 06 – Woods, Plastics, & Composites

QUALIFICATIONS:

1. Rough carpentry for interior wall blocking and exterior wood blocking
2. Plastic laminate-clad architectural casework, plastic laminate counter tops and solid surface counter tops and associated trim, hardware, and accessories.

EXCLUSIONS:

N/A

DIVISION 07 – Thermal & Moisture Protection

QUALIFICATIONS:

1. Building and site joint sealants are included.
2. Self-adhered high-temperature flashing systems, transition flashings, below-grade waterproofing at the elevator pit, select sheet metal flashings, exterior and concrete joint sealants, slab-on-grade and sidewalk joint sealants, and head-of-wall firestopping systems are included.
3. Architectural metal cladding includes exterior and interior MCM wall panels, architectural column covers, monumental stair accent panels, associated framing, flashings, trims, and related accessories necessary for complete MCM wall panel systems are included.
4. Aluminum handrails at monumental stair only.
5. Roofing includes the accepted Value Engineering modification consisting of a fully adhered Sika PVC roofing system with a 60-mil Sikaplan membrane, cover board, R-60 PolyISO insulation, tapered insulation for positive drainage, and full-height parapet wall membrane. Scope includes ANSI/SPRI ES-1 compliant coping systems, metal flashings, crickets, scuppers, cast iron downspouts, roof and wall specialties, roof hatch access doors, roof hatch safety rail systems, and associated components and accessories necessary to provide a complete roofing system. The roofing system includes a manufacturer 20-year System Plus No Dollar Limit (NDL) warranty and a two-year contractor workmanship warranty.
6. MBCI metal soffit panel systems, including factory-finished panels, trims, supports, fasteners, sealants, and associated accessories necessary for complete installation. Metal soffit panel finishes are based on the manufacturer's standard fluoropolymer coating system and standard finish warranty, including a 45-year film integrity warranty and a 35-year chalk and fade warranty in lieu of the 40-year blanket warranty.

EXCLUSIONS:

1. Intumescent paint systems
2. Spec Section 07 18 00- Traffic Coatings

DIVISION 08 – Openings (Doors & Windows)

QUALIFICATIONS:

1. Hollow metal doors and frames, wood doors, associated door and hardware components, aluminum storefront hardware including automatic operators at air lock openings are included.
2. Rolling counter shutters and overhead coiling door systems, including guides, hoods, weather seals,

hardware, and associated components and accessories are included.

3. Aluminum framed entrances and storefronts, aluminum curtain walls, point-supported glass vestibules, aluminum ticket windows, interior and exterior glazing, glass railing systems, and associated framing, hardware, sealants, and accessories are included.
4. Glazing systems are based on the standard manufacturer's design criteria for the region.

EXCLUSIONS:

1. Electronic access control hardware
2. Curtain wall 140 mph wind design standards

DIVISION 09 – Finishes & Acoustical Panels

QUALIFICATIONS:

1. Interior and exterior metal stud framing, metal strapping for MCM support systems, sound attenuation blankets and drywall insulation, aluminum perimeter trims, wall-mounted acoustical panels, fiberglass reinforced wall panels, tectum ceiling systems, drywall systems, and associated components necessary to provide complete wall and ceiling assemblies. Scope incorporates the approved Value Engineering modifications, including revised metal stud coating requirements and acoustical ceiling grid and tile substitutions.
2. Flooring includes porcelain floor and wall tile, quarry tile, precast epoxy terrazzo stair treads, risers, and landing panels at the monumental stairs, resilient flooring, VCT, carpet, rubber base, entrance mat systems, moisture testing, and associated accessories necessary to provide complete flooring assemblies in accordance with the Contract Documents. Scope incorporates the approved Value Engineering modifications, including alternate entrance mat systems, floor tile, wall tile, quarry tile and precast epoxy terrazzo stair systems.
3. Concrete surface preparation and application of a clear urethane concrete sealer system. Scope incorporates the approved Value Engineering modification, replacing the specified epoxy flooring system with a clear urethane concrete sealer.
4. Equipment room floors are based on a clear concrete sealer finish in lieu of the specified traffic coating system.
5. Interior and exterior paint and coating systems in accordance with the architectural finish schedules and Contract Documents, including wall coverings at the pre-function areas. Scope incorporates the approved Value Engineering modification eliminating the specified intumescent fireproofing system and providing a dryfall paint system.

EXCLUSIONS:

N/A

DIVISION 10 – Specialties

QUALIFICATIONS:

1. Interior room signage, address vinyl letters, aluminum plaque, 6-inch stainless steel dimensional lettering, and associated mounting hardware are included.
2. Toilet compartments, toilet accessories, fire extinguishers, and fire extinguisher cabinets with associated mounting hardware and accessories are included. Scope incorporates the approved

Value Engineering modification for an alternate fire extinguisher manufacturer.

3. Stainless steel corner guards at outside corners only.
4. Modernfold operable partitions include operable panel partition systems with standard manufacturer's vinyl finishes, pocket doors, top-supported track systems, retractable top and bottom seals, and associated hardware, supports, and accessories are included.

EXCLUSIONS:

1. Pass-through doors on operable partitions.

DIVISION 11 – Specialty Equipment

QUALIFICATIONS:

1. Commercial kitchen equipment, stainless steel worktables and fabricated equipment, cooking equipment, refrigeration equipment, banquet carts, sinks, faucets, floor troughs, shelving, dishwashing equipment, walk-in cooler and freezer systems, ice storage and dispensing equipment, serving and bar equipment, utility racks, and associated accessories are included.
2. Mechanical dock levelers and dock bumpers, operating hardware, and associated components and accessories necessary to provide complete loading dock assemblies are included.

EXCLUSIONS:

N/A

DIVISION 12 – Furnishings

QUALIFICATIONS:

1. Fixed auditorium fixed seating systems and associated components are included.

EXCLUSIONS:

1. Rolling window shades

DIVISION 14 - Conveyance Systems

QUALIFICATIONS:

1. Otis HydroFit holeless hydraulic passenger elevator system, including elevator cab and entrances, guide rails, hydraulic equipment, controllers, hoistway doors and hardware, car, emergency communication systems, machine room equipment and code-required safety devices are included. Scope incorporates the approved Value Engineering modification to eliminate one (1) passenger elevator from the project.

EXCLUSIONS:

N/A

DIVISION 21 – Fire Protection System

QUALIFICATIONS:

1. Aboveground wet-pipe fire sprinkler system and underground fire service to the building, including the double detector check assembly (DDCA), post indicator valve (PIV), fire department connection (FDC), sprinkler piping, valves, hangers, concealed sprinkler heads, hydraulic calculations, shop drawings, testing, commissioning, and associated components and accessories are included.

EXCLUSIONS:

1. Fire Pump

DIVISION 22 – Plumbing Systems

QUALIFICATIONS:

1. Plumbing includes sanitary sewer, domestic water, storm drainage, gas piping, grease waste, plumbing fixtures, specialties, and associated piping, valves, supports, and accessories are included. Scope incorporates the approved Value Engineering modification replacing above-floor cast iron sanitary piping with Schedule 40 PVC above-floor sanitary piping, including fire-rated wrap protection where required by applicable codes and project requirements.

EXCLUSIONS:

1. Cast iron piping
2. Gas utility main line
3. West side roof drains are assumed to discharge at grade via surface discharge, as no civil continuation of the storm drainage system is indicated in the Contract Documents. Any underground storm piping, inlets, structures, or downstream connections required beyond the point of discharge are excluded.

DIVISION 23 – Heating, Ventilation, and Air Conditioning Systems

QUALIFICATIONS:

1. Heating, ventilating, and air conditioning systems, including chillers, air handling units, ductwork, piping, pumps, controls, exhaust and ventilation systems, split systems, hydronic specialties, insulation, testing and balancing, equipment supports, and associated accessories are included. Scope incorporates the approved Value Engineering modifications including Distech/Siemens controls in lieu of JCI controls.

EXCLUSIONS:

1. Factory and third-party testing or third-party TAB.
2. Commissioning agent.
3. Field leakage test by manufacturer.
4. Warranty at startup or six months after shipment.

DIVISION 26, 27, 28 – Electrical Systems and Security Systems

QUALIFICATIONS:

1. Electrical power, lighting, and distribution systems, including service equipment, switchgear, panelboards, transformers, feeders, branch wiring, conduit systems, lighting fixtures and controls, site lighting, lighted bollards, grounding, lightning protection, cable tray, and associated devices and accessories are included. Scope includes allowances for basket-type cable tray, illuminated bollards, illuminated handrails at the monumental stairs, and lightning protection and grounding systems. Scope incorporates the approved Value Engineering modifications, including an alternate light fixture package, copper-to-aluminum conductor terminations and fittings where applicable, and a revised electrical gear package.

EXCLUSIONS:

1. Automatic transfer switch and generator.
2. Special systems to include access control, video surveillance, structured cabling, fire alarm, network equipment, and audio-visual systems.

Divider 5

Value Engineering

CITY OF PHARR - MULTI USE FACILITY

VALUE ENGINEERING (VE) LOG

DATE PREPARED: 6/11/2026

NOTE: ITEMS INDICATE THE MAGNITUDE OF POTENTIAL COST SAVINGS. FINAL PRICING WILL BE ADJUSTED UPON FINAL DESIGN MODIFICATIONS AND INCORPORATION

\$ (6,800,921.50)	Potential Cost Savings					
\$ (2,290,922.00)	Accepted Cost Savings					
\$ (3,858,905.00)	Rejected Cost Savings					
		Target GMP: (50% Budget)		\$ 46,519,154.00		
ITEM#	Description	Value	Pending	Accepted	Rejected	Comments
Delete 2nd Floor (9,400 SQFT) - Rough Order of Magnitude (ROM)						
VE#001	Concrete	\$ (76,821.00)			\$ (76,821.00)	As per ROM provided to Carlos (Brownstone) on 6/3
	Structural Steel	\$ (479,400.00)			\$ (479,400.00)	
	Millwork	\$ (6,000.00)			\$ (6,000.00)	
	Moisture Protection	\$ (18,000.00)			\$ (18,000.00)	
	Doors and Windows	\$ (132,760.00)			\$ (132,760.00)	
	Finishes	\$ (604,300.00)			\$ (604,300.00)	
	Specialties	\$ (254,770.00)			\$ (254,770.00)	
	Furnishings	\$ (43,954.00)			\$ (43,954.00)	
	Elevators	\$ (135,400.00)			\$ (135,400.00)	
	Plumbing	\$ (228,000.00)			\$ (228,000.00)	
	HVAC	\$ (43,200.00)			\$ (43,200.00)	
	Electrical	\$ (55,000.00)			\$ (55,000.00)	
	D. Wilson Construction Company Fee	\$ (81,300.00)			\$ (81,300.00)	
	SUBTOTAL	\$ (2,158,905.00)	\$ -	\$ -	\$ (2,158,905.00)	
SITework						
VE#002	Landscaping Planting/Irrigation to match 50% Budget	\$ (203,172.00)		\$ (103,172.00)		Pending Approval from TWG
VE#003	link fence	\$ (79,700.00)		\$ (79,700.00)		Pending Approval from TWG
VE#004	Omission of Mechanical Yard Horizontal Louver Blade Screening	\$ (120,008.00)		\$ (120,008.00)		Pending Approval from TWG
VE#005	GMP#1 - Credit for Caliche - Approved on PCO#01	\$ (429,413.00)				As per RFP#2 dated 5/4/2026 - Approved on PCO#01. Credit in GMP#1
	SUBTOTAL	\$ (832,293.00)	\$ -	\$ (302,880.00)	\$ -	
CONCRETE						
VE#006	GMP#1 - Added Interior Beams as per change of Soils	\$ 147,359.00		\$ 147,359.00		As per RFP#2 dated 5/4/2026
VE#007	Cost Plus Concrete Foundation Package	\$ (223,537.00)		\$ (223,537.00)		DWCC Concrete Estimate Report dated 061226
	SUBTOTAL	\$ 147,359.00	\$ -	\$ (76,178.00)	\$ -	
STRUCTURAL STEEL						
VE#008	Reduced Truss Member Cross Member Sizing from Solorios Update	\$ (79,175.00)		\$ (79,175.00)		As per revised Structural Drawings dated 5/22/2026
VE#009	Reduced Angle Count from Solorios Update	\$ (389,918.00)		\$ (389,918.00)		As per revised Structural Drawings dated 5/22/2026
	SUBTOTAL	\$ (469,093.00)	\$ -	\$ (469,093.00)	\$ -	
MOISTURE PROTECTION						
VE#010	Substitution of Roofing System - SIKa PVC in Lieu of TPO	\$ (80,000.00)		\$ (80,000.00)		Product Data has been sent to TWG for review
	SUBTOTAL	\$ (80,000.00)	\$ -	\$ (80,000.00)	\$ -	
FINISHES						
VE#011	Deduct for G60 Exterior and G40 Interior Framing Metal Coating	\$ (153,475.00)		\$ (153,475.00)		Pending Approval from TWG
VE#012	ACT Grid and Tile Deduct for USG in lieu of Armstrong	\$ (54,196.00)		\$ (54,196.00)		Pending Cut Sheets from subcontractor, will submit to TWG
VE#013	Alternate Tile/Entrance Mats Manufacturer Package	\$ (59,000.00)		\$ (59,000.00)		
VE#014	Concrete Sherwin Williams Clear Eurathane Sealer in Lieu of Epoxy	\$ (200,000.00)		\$ (200,000.00)		Pending Approval from TWG
VE#015	Credit for Intumescent Paint , Apply Black Dry Fall	\$ (75,000.00)		\$ (75,000.00)		Received Email confirmation from TWG on 6/5 to remove Intumescent paint. VE includes addition of Dryfall

		SUBTOTAL	\$ (541,671.00)	\$ -	\$ (541,671.00)	\$ -	
	SPECIALTIES						
VE#016	Alternate Fire Extinguisher Manufacture		\$ (9,100.00)		\$ (9,100.00)		Pending Approval from TWG
VE#017	Reduction of Operable Partition (North to South) 2EA		\$ (250,000.00)		\$ (250,000.00)	\$ (250,000.00)	Pending Approval from TWG
		SUBTOTAL	\$ (250,000.00)	\$ -	\$ (9,100.00)	\$ (250,000.00)	
	ELEVATORS						
VE#018	Removal of (1) Elevator		\$ (119,000.00)		\$ 119,000.00		Approval from Owner
		SUBTOTAL	\$ (119,000.00)	\$ -	\$ 119,000.00	\$ -	
	PLUMBING						
VE#019	Change Cast Iron AFF to PVC SCH40 AFF		\$ (226,000.00)		\$ (226,000.00)		Pending Approval from TWG
		SUBTOTAL	\$ (226,000.00)	\$ -	\$ (226,000.00)	\$ -	
	HVAC						
VE#020	Controls - Distech/Siemens in lieu of JCI		\$ (260,000.00)		\$ (260,000.00)		Pending Approval from TWG
VE#021	Air Handler Units - Semi-Custom in lieu of Custom Units		\$ (650,000.00)			\$ (650,000.00)	Rejected
VE#022	Air Handler Units - Daikin Vision HP Construction		\$ (250,000.00)			\$ (250,000.00)	Rejected by MEP Solutions 6/22
VE#023	ECM Fan Arrays Instead of VFD on HP AHU's		\$ (100,000.00)			\$ (100,000.00)	Rejected by MEP Solutions 6/22
VE#024	Eliminate Air Flow Monitoring Stations		\$ (40,000.00)			\$ (40,000.00)	Rejected by MEP Solutions 6/22
VE#025	Standard and Reduced Access to Components, no BDD		\$ (260,000.00)			\$ (260,000.00)	Rejected by MEP Solutions 6/22
VE#026	Scroll Chiller in Lieu of Screw Chiller		\$ (150,000.00)			\$ (150,000.00)	Rejected as per our meeting with MEP Solutions, Perry Mechanical on 6/9
		SUBTOTAL	\$ (1,710,000.00)	\$ -	\$ (260,000.00)	\$ (1,450,000.00)	
	ELECTRICAL						
VE#027	Alternate Light Fixture Package		\$ (405,000.00)		\$ (405,000.00)		Pending Approval from TWG
VE#028	Copper to Aluminum Fittings		\$ (20,000.00)		\$ (20,000.00)		Pending Approval from TWG
VE#029	Cost Savings Gear Package		\$ (20,000.00)		\$ (20,000.00)		Pending Approval from TWG
		SUBTOTAL	\$ (445,000.00)	\$ -	\$ (445,000.00)	\$ -	
	TOTALS		\$ (6,800,921.50)	\$ -	\$ (2,290,922.00)	\$ (3,858,905.00)	

Divider 6

GMP Proposal and General Conditions

City of Pharr Multi-Use Facility 100%CD Estimate	3/5/2026	6/23/2026
City of Pharr Multi-Use Facility GMP 2	GMP 1 Civil	GMP 2
General Requirements		
General Conditions	776,626	1,656,738
Bond & Insurance		1,215,000
Dumpsters & Debris Haul Off		45,000
Routine Site Maintenance		16,500
Division 1 Subtotal	776,626	2,933,238
Division 2 - Existing Conditions		
SWPP- Silt Fence & CE	41,608	<i>In GMP 1</i>
Site Clearing and Grubbing/ Site Demolition	192,653	<i>In GMP 1</i>
Building Pads	1,291,704	<i>In GMP 1</i>
Credit for Caliche @ Building Pad	(429,413)	<i>In GMP 1</i>
HMAC Paving w/ C&G/Valley Gutters/Concrete Paving SubGrade	1,267,986	<i>In GMP 1</i>
Site Balance - Detention Ponds	136,941	<i>In GMP 1</i>
Site Surveying & Benchmarks	10,500	<i>In GMP 1</i>
Final as Built Condition Survey and Documentation	180,180	<i>In GMP 1</i>
Maintain Construction Layout, including control lines, elevations, BM	<i>included</i>	<i>In GMP 1</i>
Coordinate Surveying activities and verify survey data accuracy	<i>included</i>	<i>In GMP 1</i>
Verify dimensional compliance as per approved CD's	<i>included</i>	<i>In GMP 1</i>
Assist with documenting As-Built's for foundation and vertical structure	<i>included</i>	<i>In GMP 1</i>
Temporary Laydown Area	55,000	<i>In GMP 1</i>
Parking Lot Striping/Signage/Wheel Stops	66,500	<i>In GMP 1</i>
Utilities- Storm Sewer	465,056	<i>In GMP 1</i>
Utilities- Sanitary Sewer	39,255	<i>In GMP 1</i>
Utilities- Water Line	200,756	<i>In GMP 1</i>
Landscaping Planting/Irrigation Allowance	<i>In GMP 2</i>	678,172
Ornamental Fence & Gates/ Detention Pond Fencing	<i>In GMP 2</i>	392,350
Splash Blocks	<i>In GMP 2</i>	1,200
VE#002 - Landscaping Planting/Irrigation to Match 50% Budget	<i>In GMP 2</i>	(103,172)
VE#003 - Coated Chain Link Fence	<i>In GMP 2</i>	(79,700)
VE#004 - Omission of Mechanical Yard Horizontal Louver Blade Screening	<i>In GMP 2</i>	(120,008)
Division 2 Subtotal	3,518,726	768,842
Division 3 - Concrete		
Concrete Foundation Sub Labor	<i>In GMP 2</i>	1,880,587
Concrete Mezzanine Labor	<i>In GMP 2</i>	<i>included</i>
Concrete Sidewalk Labor	<i>In GMP 2</i>	<i>included</i>
Concrete Paving Labor	<i>In GMP 2</i>	<i>included</i>
Misc Concrete Labor	<i>In GMP 2</i>	<i>included</i>
Light Pole Bases Labor/Electrical Transformer Labor	<i>In GMP 2</i>	<i>included</i>
Flag Pole Bases	<i>In GMP 2</i>	<i>included</i>
Concrete Foundation Concrete Material	<i>In GMP 2</i>	<i>included</i>
Concrete Mezzanine Concrete Material	<i>In GMP 2</i>	<i>included</i>
Concrete Sidewalk Concrete Material	<i>In GMP 2</i>	<i>included</i>

City of Pharr Multi-Use Facility 100%CD Estimate	3/5/2026	6/23/2026
City of Pharr Multi-Use Facility GMP 2	GMP 1 Civil	GMP 2
Termite Control	In GMP 2	16,250
Concrete Paving	285,004	In GMP 1
VE#006 - GMP#1 - Added Interior Beams as per Change of Soils	In GMP 2	147,359
VE#007 - Cost Plus Concrete Foundation Package	In GMP 2	(223,537)
Division 3 Subtotal	285,004	1,820,659
Division 4 - Maonsry		
04230 Masonry & EIFS	In GMP 2	307,500
Division 4 Subtotal		307,500
Division 5 - Structural Steel		
05120 Structural Steel	In GMP 2	10,136,192
VE#008 - Reduced Truss Member Sizing	In GMP 2	(79,175)
VE#009 - Reduced Angle Count	In GMP 2	(389,918)
Division 5 Subtotal		9,667,099
Division 6 - Woods, Plastics & Composites		
064000 Millwork	In GMP 2	100,000
Division 6 Subtotal		100,000
Division 7 - Thermal & Moisture Protection		
072726 Waterproofing	In GMP 2	502,967
074200 Metal Wall Panels	In GMP 2	5,179,615
075423 TPO Membrane Roofing System	In GMP 2	980,000
078123 Intumescent Fireproofing	In GMP 2	included
Building Envelope Allowance	In GMP 2	75,000
VE#010 - Substitution of Roofing System SIKA PVC in Lieu of TPO	In GMP 2	(80,000)
Division 7 Subtotal		6,657,582
Division 8 - Openings (Doors & Windows)		
081113 Door, Frames and Hardware	In GMP 2	407,285
083300 Overhead Coiling Doors	In GMP 2	53,840
084100 Aluminum Storefront/Curtain Walls	In GMP 2	1,102,960
Division 8 Subtotal		1,564,085
Division 9 - Finishes		
092500 Drywall Systems & Interior Wall Panels	In GMP 2	4,735,000
Roof Nailer	In GMP 2	119,803
096500 Flooring	In GMP 2	602,335
Stainless Steel Tactile Warning Indicators at Monument Stairs Allowance	In GMP 2	8,000
096600 Precast Epoxy TerrazzoTread at Monument Stairs	In GMP 2	84,000
099001 Paint and Coating	In GMP 2	613,000
Epoxy Flooring	In GMP 2	293,000
VE#011 - Deduct for G60 Exterior and G40 Interior Framing Metal Coating	In GMP 2	(153,475)
VE#012 - ACT Grid and Tile Deduct for USG in Lieu of Armstrong	In GMP 2	(54,196)
VE#013 - Alternate Tile/Carpet Entrance Mats Manufacturer Package	In GMP 2	(59,000)
VE#014 - Concrete Eurathane Sealer in Lieu of Epoxy	In GMP 2	(200,000)
VE#015 - Credit for Intumescent Paint. Apply Black Dry Fall	In GMP 2	(75,000)
Division 9 Subtotal		5,913,467
Division 10 - Specialties		
100000 Pedimat	In GMP 2	72,165
101400 Interior Building Signage	In GMP 2	20,146

City of Pharr Multi-Use Facility 100%CD Estimate	3/5/2026	6/23/2026
City of Pharr Multi-Use Facility GMP 2	GMP 1 Civil	GMP 2
102226 Operable Partitions	In GMP 2	1,161,789
102813 Toilet Accessories and Misc Accessories	In GMP 2	28,000
102113.13 Floor Mounted Toilet Partitions	In GMP 2	36,000
102613 Surface Mount Stainless Steel End Wall Protector	In GMP 2	26,000
103500 Flag Pole	In GMP 2	40,000
104416 Fire Extinguisher and Cabinets	In GMP 2	18,000
100000 Installation Frames/Doors/Hardware and Accessories	In GMP 2	74,820
VE#016 - Alternate Fire Extinguisher Manufacture	In GMP 2	(9,100)
Division 10 Subtotal		1,467,820
Division 11 - Equipment		
114000 Kitchen Equipmentt & Installation	In GMP 2	436,608
111319.13 Dock Levelers & Loading Dock Equipment	In GMP 2	21,927
Division 11 Subtotal		458,535
Division 12 - Fixed Auditorium Seating		
126100 Fixed Auditorium Seating	In GMP 2	43,954
Division 12 Subtotal		43,954
Division 14 - Conveyance Systems		
142123 Hydraulic Passenger Elevators	In GMP 2	254,400
VE # 018-Omit 1 Pasenger Elevator	In GMP 2	(119,000)
Division 14 Subtotal		135,400
Division 21 - Fire Suppression		
210000 Fire Protection System	In GMP 2	300,000
Division 21 Subtotal		300,000
Division 22 - Plumbing		
220000 - Plumbing	In GMP 2	1,450,000
VE#019 - Change Cast Iron AFF to PVC SCH40 and Fire Wrap where Required	In GMP 2	(226,000)
Division 22 Subtotal		1,224,000
Division 23 - HVAC Systems		
230000 HVAC Systems	In GMP 2	5,067,389
230593 Testing, Adjusting and Balancing	In GMP 2	37,880
VE#020 - Controls Manuf Change - Distech/Siemens in Lieu of JCI	In GMP 2	(260,000)
VE#023 - ECM Fan Arrays Instead of VFD on HP AHU's	In GMP 2	pending
VE#024 - Eliminate Air Flow Monitoring Stations	In GMP 2	pending
VE#025 - Standard and Reduced Access to Components no BDD	In GMP 2	pending
Division 23 Subtotal		4,845,269
Division 26 - Electrical		
260000 Electrical	In GMP 2	3,720,050
VE#027 - Alternate Lighting Fixture Package	In GMP 2	(405,000)
VE#028 - Copper to Aluminum Fittings	In GMP 2	(20,000)
VE#029 - Cost Savings Gear Package	In GMP 2	(20,000)
Division 26 Subtotal		3,275,050
Division 27 - Special Systems		
Special Systems	excluded	excluded
Access Controls	excluded	excluded
Video Surveillance	excluded	excluded
Structured Cabling	excluded	excluded
Fire Alarm-EVAC	excluded	excluded

City of Pharr Multi-Use Facility 100%CD Estimate	3/5/2026	6/23/2026
City of Pharr Multi-Use Facility GMP 2	GMP 1 Civil	GMP 2
Network Equipment	<i>excluded</i>	<i>excluded</i>
Audio Visual Rough-In (Equipment and Devices by Owner)		250,000
Division 27 Subtotal		250,000
PROJECT SUBTOTAL		41,732,500
Cost of Work Totals (COW):	4,580,356	
Owner Contingency		250,000
Design Contingency	-	
CM Contingency	\$150,000	\$600,000
Construction Phase Fee	\$184,483	\$1,660,718
Current GMP Amounts	4,914,839	44,243,218

"ATTACHMENT F"
CITY OF PHARR
CMAR - GENERAL CONDITIONS MATRIX
PHARR MULTI-USE FACILITY

Project Management:	General Conditions	Construction Phase FEE	Cost of Work
Construction phase fee		X	
Project Manager	X		
Superintendent	X		
CPM Scheduler		X	
Quality Assurance /Quality Control		X	
Project Executive		X	
Field Office Engineers	X		
Field Office Support Staff	X		
Assistant Superintendent(s)	X		
Bonds and Insurance (excluding any for Subcontractors):	X		
Builder's Risk Insurance	X		
General Liability Insurance	X		
Other General Project Insurance	X		
Security, Payment & Performance Bonds	X		
Temporary Power Consumption (Offices)	X		
Temporary Power Consumption (General Site Use)	X		
Temporary Water and Sewer Consumption	X		
Temporary Water Hookup, Distribution & Meters	X		
Temporary Electrical Hookup, Distribution & Meters	X		
Temporary Telephone & Network System Installation	X		
Temporary Telephone & Internet Consumption Fee's	X		
Temporary Fire Protection	X		
Temporary Heating & Cooling	X		
Temporary Fencing	X		
Temporary Covered Walkways			X
SWPPP Measures			X
Temporary Entry's and Truck Washes			X
Street Cleaning (by G.C.)			X
Traffic Control Measures			X
Traffic Control Maintenance			X
Temporary Barricades & Signage			X
Temporary Roads & Walkways (install & maintenance)			X
Temporary Lighting			X
Temporary Partitions & Covered Floor Openings			X
Temporary Toilets/Sanitary Measures	X		
Temporary Laydown (prep and restoration)			X
Security System/Watchman			X
Pre-construction Photo Documentation	X		
Progress Photos	X		
Temporary Protection (in-place work/adjacent structures)			X
Temporary Weather Protection/Enclosures			X
Trash Chutes			X
Dumpsters (site and field offices)			X
Field Offices & Construction Supplies	X		
Field Offices & Furnishings	X		
Job/Office Drayage	X		
Field Office Maintenance and Cleaning	X		
Storage Trailers	X		
Small Tools & Consumables	X		
Mobilization & Demobilization (Office Trailers)	X		
Monthly Cell Phone Expenses	X		
Job Site Communications (radios, chargers, etc.)	X		
Final Clean (general site, windows/glass, etc.)	X		
Job Office Supplies	X		
Job Site Computers, Copiers, Fax, Servers, etc.	X		
Postage & Shipping Expenses	X		

Project Management:	General Conditions	Construction Phase FEE	Cost of Work
Project Sign	X		
Drinking Water & Supplies (site and offices)	X		
Incidental Construction Equipment, Fuel & Drayage	X		
Document Imaging	X		
Parking Logistics	X		
Parking Permits	X		
Printing Cost	X		
Reproduction Costs	X		
As-built & Record Document Preparation		X	
Professional Association dues		X	
Project Milestone Event Costs		X	
Employee I.D./Badging/Background Checks	X		
Safety Expenses	X		
PPE for Staff & Visitors	X		
First Aid	X		
Safety Program Administration & Training		X	
Drug Testing	X		
Safety Signage	X		
*General Requirements will not be accepted as a line item in the final GMP. Any anticipated indirect cost of executing the project shall be accounted for in the General Conditions, Fee, or the Cost of Work.			

OFFEROR'S NOT-TO-EXCEED GENERAL CONDITIONS COSTS

Using the ECOW (E), the Offeror shall identify a General Conditions percentage:

E. Offeror's General Conditions Percentage 7.3 % (E) \$ 3,648,364.00 (F)

F. Offeror's Estimated General Conditions Fee Amount
(Offeror's General Conditions Percentage (E) times the ECOW (A))

TOTAL PROPOSAL AMOUNT \$ 5,973,364.00
(Offeror's Pre-Construction Phase Allowance (B), plus Offeror's Construction Phase Fee (D), plus Offeror's General Conditions (F))

*Contract time will be as included
the GMP 2 Proposal Divider 7.

PROJECT DURATION

Total Construction Duration 22 Months
(Notice to Proceed for Construction to Final Completion)

Project Management Staff and Rates

<i>Position</i>	<i>Hourly Rate</i>
Project Executive	\$ 0.00 (N/A)
Project Manager	\$ 100.00
Superintendent(s)	\$ 90.00
Assistant Superintendent(s)	\$ 70.00
Project Engineer/Expeditor(s)	\$ 60.00
Field/Office Engineer(s)	\$ 0.00 (N/A)
Field Office support Staff	\$ 55.00
CPM Scheduler	\$ 0.00 (N/A)
Safety Coordinator/Assistant(s)	\$ 65.00



Divider 7

Project Schedule Submission

DIVIDER 7

PROJECT SCHEDULE SUBMISSION

Overview of Project Schedule

The attached project schedule provides a detailed outline of the key activities and associated timelines for the development of the City of Pharr Multi-Use Facility. It represents the major steps required for the successful completion of the project and serves as a roadmap for stakeholders to track progress and important dates.

Purpose of the Submitted Schedule

This schedule is being submitted as an initial framework prior to the development of the baseline schedule. The project has been divided up into two phases, GMP#1 representing the Civil Package and GMP#2 representing the vertical construction. It includes all preconstruction activities leading up to Guaranteed Maximum Price 1 (GMP#1) Civil Package and Guaranteed Maximum Price 2 (GMP#2). Once the Construction Notice to Proceed for the City of Pharr Multi-Use Facility is issued, the baseline schedule will be finalized to guide the remainder of the project.

Key Project Milestones

GMP 2 Milestones – Anticipated

- **Submission:** June 25, 2026
- **Approval:** July 06, 2026
- **Notice to Proceed:** July 07, 2026
- **Building Permit:** July 21, 2026

Completion Milestone - Anticipated

- **Substantial Completion:** July 15, 2028

Divider 8

Appendix

GMP 2 AMENDMENT

AIA Document A133® – 2019 Exhibit A

• **Guaranteed Maximum Price Amendment**

This Amendment dated the 6th day of July in the year 2026, is incorporated into the accompanying AIA Document A133™–2019, Standard Form of Agreement Between Owner and Construction Manager as Constructor where the basis of payment is the Cost of the Work Plus a Fee with a Guaranteed Maximum Price dated the 23rd day of June in the year 2026 (the “Agreement”)
(In words, indicate day, month, and year.)

for the following **PROJECT**:
(Name and address or location)

City of Pharr Multi-Use Facility
Corner of Ferguson Ave. & U.S. 281, Pharr, TX 78577

THE OWNER:
(Name, legal status, and address)

City of Pharr
P.O. Box 1729, Pharr, TX 78577

THE CONSTRUCTION MANAGER:
(Name, legal status, and address)

D. Wilson Construction Company
1207 E. Pecan Blvd., McAllen, TX 78501

TABLE OF ARTICLES

- A.1 GUARANTEED MAXIMUM PRICE
- A.2 DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION
- A.3 INFORMATION UPON WHICH AMENDMENT IS BASED
- A.4 CONSTRUCTION MANAGER’S CONSULTANTS, CONTRACTORS, DESIGN PROFESSIONALS, AND SUPPLIERS

ARTICLE A.1 GUARANTEED MAXIMUM PRICE

§ A.1.1 Guaranteed Maximum Price

Pursuant to Section 3.2.6 of the Agreement, the Owner and Construction Manager hereby amend the Agreement to establish a Guaranteed Maximum Price. As agreed by the Owner and Construction Manager, the Guaranteed Maximum Price is an amount that the Contract Sum shall not exceed. The Contract Sum consists of the Construction Manager’s Fee plus the Cost of the Work, as that term is defined in Article 6 of the Agreement.

§ A.1.1.1 The Contract Sum is guaranteed by the Construction Manager not to exceed Forty-Four Million Two Hundred Forty-Three Thousand Two Hundred Eighteen (\$ 44,243,218.00), subject to additions and deductions by Change Order as provided in the Contract Documents.

§ A.1.1.2 Itemized Statement of the Guaranteed Maximum Price. Provided below is

ADDITIONS AND DELETIONS:

The author of this document may have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes revisions to the standard form text is available from the author and should be reviewed. A vertical line in the left margin of this document indicates where the author has added to or deleted from the original AIA text.

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

AIA Document A201™–2017, General Conditions of the Contract for Construction, is adopted in this document by reference. Do not use with other general conditions unless this document is modified.

AIA Document A133 – 2019 Exhibit A. Copyright © 1991, 2003, 2009, and 2019. All rights reserved. “The American Institute of Architects,” “American Institute of Architects,” “AIA,” the AIA Logo, and “AIA Contract Documents” are trademarks of The American Institute of Architects. This document was produced at 19:13:35 CDT on 06/24/2026 under Subscription No.20250158013 which expires on 09/04/2026, is not for resale, is licensed for one-time use only, and may only be used in accordance with the AIA Contract Documents’ Terms of Service. To report copyright violations, e-mail docinfo@aiaccontracts.com.

User Notes:

(6a3c2c497e67cc9078b9111e)

an itemized statement of the Guaranteed Maximum Price organized by trade categories, including allowances; the Construction Manager's contingency; alternates; the Construction Manager's Fee; and other items that comprise the Guaranteed Maximum Price as defined in Section 3.2.1 of the Agreement.
(Provide itemized statement below or reference an attachment.)

Refer to GMP Package 2 dated 06/23/2026.

§ A.1.1.3 The Construction Manager's Fee is set forth in Section 6.1.2 of the Agreement.

§ A.1.1.4 The method of adjustment of the Construction Manager's Fee for changes in the Work is set forth in Section 6.1.3 of the Agreement.

§ A.1.1.5 Alternates

§ A.1.1.5.1 Alternates, if any, included in the Guaranteed Maximum Price:

Item	Price
Not applicable.	

§ A.1.1.5.2 Subject to the conditions noted below, the following alternates may be accepted by the Owner following execution of this Exhibit A. Upon acceptance, the Owner shall issue a Modification to the Agreement.
(Insert below each alternate and the conditions that must be met for the Owner to accept the alternate.)

Item	Price	Conditions for Acceptance
Not applicable.		

§ A.1.1.6 Unit prices, if any:

(Identify the item and state the unit price and quantity limitations, if any, to which the unit price will be applicable.)

Item	Units and Limitations	Price per Unit (\$0.00)
Not applicable.		

ARTICLE A.2 DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION

§ A.2.1 The date of commencement of the Work shall be:

(Check one of the following boxes.)

The date of execution of this Amendment.

Established as follows:
(Insert a date or a means to determine the date of commencement of the Work.)

Execution of this Amendment and approved permit by the authorities having jurisdiction.

If a date of commencement of the Work is not selected, then the date of commencement shall be the date of execution of this Amendment.

§ A.2.2 Unless otherwise provided, the Contract Time is the period of time, including authorized adjustments, allotted in the Contract Documents for Substantial Completion of the Work. The Contract Time shall be measured from the date of commencement of the Work.

§ A.2.3 Substantial Completion

§ A.2.3.1 Subject to adjustments of the Contract Time as provided in the Contract Documents, the Construction Manager shall achieve Substantial Completion of the entire Work:

(Check one of the following boxes and complete the necessary information.)

Not later than () calendar days from the date of commencement of the Work.

By the following date: July 15, 2028

AIA Document A133 – 2019 Exhibit A. Copyright © 1991, 2003, 2009, and 2019. All rights reserved. "The American Institute of Architects," "American Institute of Architects," "AIA," the AIA Logo, and "AIA Contract Documents" are trademarks of The American Institute of Architects. This document was produced at 19:13:35 CDT on 06/24/2026 under Subscription No.20250158013 which expires on 09/04/2026, is not for resale, is licensed for one-time use only, and may only be used in accordance with the AIA Contract Documents® Terms of Service. To report copyright violations, e-mail docinfo@aiacontracts.com.

User Notes:

(6a3c2c497e67cc9078b9111e)

§ A.2.3.2 Subject to adjustments of the Contract Time as provided in the Contract Documents, if portions of the Work are to be completed prior to Substantial Completion of the entire Work, the Construction Manager shall achieve Substantial Completion of such portions by the following dates:

Portion of Work	Substantial Completion Date
Not applicable.	

§ A.2.3.3 If the Construction Manager fails to achieve Substantial Completion as provided in this Section A.2.3, liquidated damages, if any, shall be assessed as set forth in Section 6.1.6 of the Agreement.

ARTICLE A.3 INFORMATION UPON WHICH AMENDMENT IS BASED

§ A.3.1 The Guaranteed Maximum Price and Contract Time set forth in this Amendment are based on the Contract Documents and the following:

§ A.3.1.1 The following Supplementary and other Conditions of the Contract:

Document	Title	Date	Pages
Not applicable.			

§ A.3.1.2 The following Specifications:
(Either list the Specifications here, or refer to an exhibit attached to this Amendment.)

Refer to GMP Package 2 dated 06/23/2026

Section	Title	Date	Pages
---------	-------	------	-------

§ A.3.1.3 The following Drawings:
(Either list the Drawings here, or refer to an exhibit attached to this Amendment.)

Refer to GMP Package 2 dated 06/23/2026

Number	Title	Date
--------	-------	------

§ A.3.1.4 The Sustainability Plan, if any:
(If the Owner identified a Sustainable Objective in the Owner's Criteria, identify the document or documents that comprise the Sustainability Plan by title, date and number of pages, and include other identifying information. The Sustainability Plan identifies and describes the Sustainable Objective; the targeted Sustainable Measures; implementation strategies selected to achieve the Sustainable Measures; the Owner's and Construction Manager's roles and responsibilities associated with achieving the Sustainable Measures; the specific details about design reviews, testing or metrics to verify achievement of each Sustainable Measure; and the Sustainability Documentation required for the Project, as those terms are defined in Exhibit C to the Agreement.)

Title	Date	Pages
Not applicable.		

Other identifying information:

§ A.3.1.5 Allowances, if any, included in the Guaranteed Maximum Price:
(Identify each allowance.)

Item	Price
Refer to GMP Package 2 dated 06/23/2026	

§ A.3.1.6 Assumptions and clarifications, if any, upon which the Guaranteed Maximum Price is based:
(Identify each assumption and clarification.)

AIA Document A133 – 2019 Exhibit A. Copyright © 1991, 2003, 2009, and 2019. All rights reserved. "The American Institute of Architects," "American Institute of Architects," "AIA," the AIA Logo, and "AIA Contract Documents" are trademarks of The American Institute of Architects. This document was produced at 19:13:35 CDT on 06/24/2026 under Subscription No.20250158013 which expires on 09/04/2026, is not for resale, is licensed for one-time use only, and may only be used in accordance with the AIA Contract Documents® Terms of Service. To report copyright violations, e-mail docinfo@aiacontracts.com.

User Notes:

(6a3c2c497e67cc9078b9111e)

Refer to GMP Package 2 dated 06/23/2026.

§ A.3.1.7 The Guaranteed Maximum Price is based upon the following other documents and information:
(List any other documents or information here, or refer to an exhibit attached to this Amendment.)

Refer to GMP Package 2 dated 06/23/2026.

ARTICLE A.4 CONSTRUCTION MANAGER'S CONSULTANTS, CONTRACTORS, DESIGN PROFESSIONALS, AND SUPPLIERS

§ A.4.1 The Construction Manager shall retain the consultants, contractors, design professionals, and suppliers, identified below:
(List name, discipline, address, and other information.)

Not applicable.

This Amendment to the Agreement entered into as of the day and year first written above.

OWNER *(Signature)*

BY: Dr. Jonathan B. Flores, City Manager
(Printed name and title)



CONSTRUCTION MANAGER *(Signature)*

BY: Josue Reyes, President/CEO
(Printed name and title)

Additions and Deletions Report for AIA® Document A133® – 2019 Exhibit A

This Additions and Deletions Report, as defined on page 1 of the associated document, reproduces below all text the author has added to the standard form AIA document in order to complete it, as well as any text the author may have added to or deleted from the original AIA text. Added text is shown underlined. Deleted text is indicated with a horizontal line through the original AIA text.

Note: This Additions and Deletions Report is provided for information purposes only and is not incorporated into or constitute any part of the associated AIA document. This Additions and Deletions Report and its associated document were generated simultaneously by AIA software at 19:13:35 CDT on 06/24/2026.

Changes to original AIA text

PAGE 1

§ A.1.1.1 The Contract Sum is guaranteed by the Construction Manager not to exceed ~~(\$Forty-Four Million Two Hundred Forty-Three Thousand Two Hundred Eighteen (\$ 44,243,218.00)~~, subject to additions and deductions by Change Order as provided in the Contract Documents.

PAGE 3

[] By the following date: July 15, 2028

Variable Information

PAGE 1

This Amendment dated the 6th day of July in the year 2026, is incorporated into the accompanying AIA Document A133™-2019, Standard Form of Agreement Between Owner and Construction Manager as Constructor where the basis of payment is the Cost of the Work Plus a Fee with a Guaranteed Maximum Price dated the 23nd day of June in the year 2026 (the "Agreement")

City of Pharr Multi-Use Facility

Corner of Ferguson Ave. & U.S. 281, Pharr, TX 78577

City of Pharr

P.O. Box 1729, Pharr, TX 78577

D. Wilson Construction Company

1207 E. Pecan Blvd., McAllen, TX 78501

PAGE 2

Refer to GMP Package 2 dated 06/23/2026.

Additions and Deletions Report for AIA Document A133 – 2019 Exhibit A. Copyright © 1991, 2003, 2009, and 2019. All rights reserved. "The American Institute of Architects," "American Institute of Architects," "AIA," the AIA Logo, and "AIA Contract Documents" are trademarks of The American Institute of Architects. This document was produced at 19:13:35 CDT on 06/24/2026 under Subscription No.20250158013 which expires on 09/04/2026, is not for resale, is licensed for one-time use only, and may only be used in accordance with the AIA Contract Documents® Terms of Service. To report copyright violations, e-mail docinfo@aiacontracts.com.

User Notes:

(6a3c2c497e67cc9078b9111e)

1

Item
Not applicable. **Price**

Item **Price** **Conditions for Acceptance**
Not applicable.

Item **Units and Limitations** **Price per Unit (\$0.00)**
Not applicable.

Established as follows:

Execution of this Amendment and approved permit by the authorities having jurisdiction.

PAGE 3

By the following date: July 15, 2028

Portion of Work **Substantial Completion Date**
Not applicable.

Document **Title** **Date** **Pages**
Not applicable.

Refer to GMP Package 2 dated 06/23/2026

Refer to GMP Package 2 dated 06/23/2026

Title **Date** **Pages**
Not applicable.

PAGE 4

Item **Price**
Refer to GMP Package 2 dated 06/23/2026

Refer to GMP Package 2 dated 06/23/2026.

Refer to GMP Package 2 dated 06/23/2026.

Not applicable.

Additions and Deletions Report for AIA Document A133 – 2019 Exhibit A. Copyright © 1991, 2003, 2009, and 2019. All rights reserved. "The American Institute of Architects," "American Institute of Architects," "AIA," the AIA Logo, and "AIA Contract Documents" are trademarks of The American Institute of Architects. This document was produced at 19:13:35 CDT on 06/24/2026 under Subscription No.20250158013 which expires on 09/04/2026, is not for resale, is licensed for one-time use only, and may only be used in accordance with the AIA Contract Documents® Terms of Service. To report copyright violations, e-mail docinfo@aiacontracts.com.

User Notes:

(6a3c2c497e67cc9078b9111e)

Certification of Document's Authenticity
AIA® Document D401™ – 2003

I, Josue Reyes, hereby certify, to the best of my knowledge, information and belief, that I created the attached final document simultaneously with its associated Additions and Deletions Report and this certification at 19:13:35 CDT on 06/24/2026 under Order No. 20250158013 from AIA Contract Documents software and that in preparing the attached final document I made no changes to the original text of AIA® Document A133™ - 2019 Exhibit A, Guaranteed Maximum Price Amendment, other than those additions and deletions shown in the associated Additions and Deletions Report.



(Signed)

President & CEO

(Title)

6/24/26

(Dated)

AIA Document D401 – 2003. Copyright © 1992 and 2003. All rights reserved. "The American Institute of Architects," "American Institute of Architects," "AIA," the AIA Logo, and "AIA Contract Documents" are trademarks of The American Institute of Architects. This document was produced at 19:13:35 CDT on 06/24/2026 under Order No.20250158013 which expires on 09/04/2026, is not for resale, is licensed for one-time use only, and may only be used in accordance with the AIA Contract Documents® Terms of Service. To report copyright violations, e-mail docinfo@aiacontracts.com.

User Notes:

(6a3c2c497e67cc9078b9111e)

1



MCALLEN

1207 E. Pecan Blvd.
McAllen, TX 78501
(956) 686-9573



AGENDA MEMORANDUM

BOARD: BOARD OF COMMISSIONERS

AGENDA ITEM #: 7.C.

DATE SUBMITTED: June 24, 2026

MEETING DATE: July 6, 2026

FROM: Maritza Magallan, Director

DEPARTMENT: Public Health

DIRECTOR: Elizabeth Diaz

Agenda Item: Consideration and action, if any, authorizing City Manager to negotiate and enter into a service contract for planting and landscape installation services for the Schoolyard Forestry Project. **This item supports QL - Quality of Life.**

Classification: Regular

(* If closed session, City Attorney must review and approve.)

Issue: On April 30, 2026, the City of Pharr received proposals from two (2) respondents for the Service Contract for planting and landscape installation services for the Schoolyard Forestry Project. Upon review of the submittals, one (1) respondent was determined to be non-responsive for failing to submit all required documentation and information as required by the RFP. As a result, the proposal was not eligible for further evaluation and consideration.

The remaining respondent was determined to be responsive and responsible, having met all solicitation requirements and submitted a complete proposal. Therefore, staff recommends awarding the responsive respondent in the best interest of the City and in accordance with the terms and requirements of the RFP. Project No. 2526-32-532-S25-162

Fiscal Consideration: N/A

Staff Recommendation: Staff recommends approval to negotiate and enter into Service Contract

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Maritza Magallan	Created/Initiated - 06/24/2026
Maritza Magallan	Approved - 06/24/2026
Elizabeth Diaz	Approved - 06/24/2026
Hilda Pedraza	Approved - 06/25/2026
Ricardo Rodriguez	Approved - 06/25/2026
Jamison Merrick	Approved - 06/26/2026
City Management Office	New -



Pharr



BID OPENING: APRIL 30, 2026 AT 3:00 PM

LOCATION: CITY COMMISSION ROOM

PROJECT NO. 2526-32-532-S25-163

SERVICE CONTRACT - LANDSCAPING INSTALLATION SCHOOLYARD FORESTRY PROJECT

RESPONDENTS	CITY, STATE
VALLEY GARDEN CENTER dba SOUTHERN LANDSCAPING	McALLEN, TEXAS
CATALINA RT CONSTRUCTION	EDINBURG, TX



AGENDA MEMORANDUM

BOARD: BOARD OF COMMISSIONERS

AGENDA ITEM #: 7.D.

DATE SUBMITTED: June 25, 2026

MEETING DATE: July 6, 2026

FROM: Patrizia Longoria, City Engineer

DEPARTMENT: Engineering

DIRECTOR: Patrizia Longoria

Agenda Item: Consideration and action, if any, ratifying service contract with GDJ Engineering, LLC. for professional services for grant application preparation. **This item supports IF - Infrastructure.**

Classification: Regular

(* If closed session, City Attorney must review and approve.)

Issue: GDJ Engineering, LLC. will be providing consulting services to assist staff in the preparation, submission and development of the applications for the FY27 CAT7 call for project. This is a 2-year contract to be billed on an as-needed basis.

Fiscal Consideration: \$165,744.00

Staff Recommendation: Staff recommends approval of the contract.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Patrizia Longoria

Created/Initiated - 06/25/2026

Patrizia Longoria

Approved - 06/25/2026

Maritza Magallan

Approved - 06/25/2026

Ricardo Rodriguez

Approved - 06/25/2026

Jamison Merrick

Approved - 06/26/2026

City Management Office

New -

PROJECT AGREEMENT FOR PROFESSIONAL ENGINEERING SERVICES

THE STATE OF TEXAS §
 §
CITY OF PHARR §
 §
COUNTY OF HIDALGO §

This AGREEMENT is between **GDJ Engineering LLC**. (hereafter referred to as “ENGINEER”); and **City of Pharr**, (hereinafter referred to as the “CLIENT”). ENGINEER is hereby authorized to perform professional services in connection with the **City of Pharr RGVMPPO Project Planning and Support Project**, hereinafter referred to as the Project.

Contract ID #: #2526-01-528-S34-01

Date: 6/22/2026

CLIENT: City of Pharr, TX

Address: PO Box 1729, 118 S. Cage, Pharr, Texas 78577

Project: **City of Pharr RGVMPPO Project Planning and Support Project**

Project Location: Pharr, Texas

Section 1

General Scope of Services and Project Description

This AGREEMENT is based on providing the following services for the Project as described in **Exhibit A-Scope of Services**. Should a conflict arise between the terms and conditions contained within this AGREEMENT and the Scope of Services, this AGREEMENT shall govern.

NOTICE: ENGINEER acknowledges that it is aware of local ordinances and other restrictions that may apply within the Project location area. It also acknowledges having received a copy of and understood the applicable provisions and restrictions contained within Resolution R-2010-06.

Section 2

Representations and Warranties

By executing this AGREEMENT, the undersigned representatives warrant, and claim that they are authorized to approve the transaction and provisions provided herein, and further authorized to bind the represented party to this AGREEMENT. Any amendment to any term shall comply with provisions contained in this AGREEMENT related to changes of terms or conditions, or amendments thereof.

Section 3

Engineer Insurance and Indemnification

3.1 ENGINEER will maintain throughout this AGREEMENT the following insurance: workmen's compensation insurance coverage, employer's liability, and comprehensive general liability insurance coverage. CLIENT will be named as an additional insured with respect to ENGINEER's liabilities hereunder in insurance coverage as mentioned above and ENGINEER waives subrogation against CLIENT as to said policies.

(a) Type of policies and coverage.

- (1) *General Liability Coverage.* Engineer shall maintain commercial general liability insurance in an amount not less than \$1,000,000 per occurrence for bodily injury, personal injury and property damage. If the form of insurance with a general aggregate limit is used, either the general aggregate limit shall apply separately to the work to be performed under this AGREEMENT or the general aggregate limit shall be at least twice the required occurrence limit.
- (2) *Automobile Liability Coverage.* Engineer shall maintain automobile liability insurance in an amount not less than \$1,000,000 combined single limit for each occurrence, for bodily injury and property damage.
- (3) *Workers' Compensation and Employer's Liability Coverage.* Engineer shall maintain workers' compensation insurance as required by the State of Texas and employer's liability insurance in an amount not less than \$1,000,000 per occurrence, for any and all persons employed by Engineer in connection with the performance of services under this AGREEMENT.
- (4) *Professional Liability Coverage.* Engineer shall maintain professional errors and omissions liability insurance in an amount not less than \$1,000,000 per claim, covering negligent acts, errors or omissions which may be committed by Engineer and/or any of Engineers agents, employees, and personnel acting in furtherance of its services under this AGREEMENT.

(b) Endorsements. Each general liability and automobile liability insurance policy shall contain, or be endorsed to contain, the following provisions to the extent applicable to each insurance policy:

- (1) The CLIENT, its officers, officials, employees, agents and volunteers are to be covered as additional insureds as respects: liability arising out of activities performed by or on behalf of Engineer; products and completed operations of Engineer; premises owned, occupied or used by Engineer; or automobiles owned, leased, hired or borrowed by Engineer. The coverage shall contain no special limitations particular to the scope of protection afforded to CLIENT, its officers, officials, employees, agents or volunteers.
- (2) For any claims related to the Project subject to Article 3.4 of this AGREEMENT, Engineer's insurance coverage shall be primary insurance as respects the CLIENT, its officers, officials, employees, agents and volunteers. Any insurance maintained by CLIENT, its officials, employees, agents or volunteers shall be excess of Engineer's insurance and shall not contribute with it.
- (3) Any failure of ENGINEER to comply with reporting or other provisions of the policies including breaches of warranties shall not affect coverage provided to CLIENT, its officers, officials, employees, or volunteers.
- (4) Engineer's insurance shall apply separately to each insured against whom claim is made or suit is brought, except with respect to the limits of the insurer's liability.
- (5) Engineer's insurance coverage required and set forth in this Section 3 shall be endorsed in such a manner so as to not be suspended, voided, canceled or reduced in coverage or in limits except after thirty (30) days' prior written notice of cancellation or non-renewal and ten (10) days' notice for non-payment of premium. Notice to the CLIENT must be made by certified mail, return receipt requested.
 - (a) Deductibles. Any deductibles must be declared to and approved by CLIENT. At CLIENT's option, Engineer shall demonstrate financial capability for payment of such deductibles or self-insured retentions.
 - (b) Acceptability of Insurers. Insurance is to be placed with insurers having a current A.M. Best rating of no less than A, unless otherwise approved by CLIENT in writing.
 - (c) *Verification of coverage.* Engineer shall provide certificates of insurance with copies of original endorsements to CLIENT as

evidence of the insurance coverage required by this AGREEMENT. Certificates of such insurance shall be filed with CLIENT before commencement of work by Engineer. At the request of CLIENT, Engineer shall provide complete, certified copies of all required insurance policies, including endorsements affecting the coverage required by this AGREEMENT.

3.2 The ENGINEER shall indemnify and hold harmless CLIENT, CLIENT's officers, officials, city engineers, directors, members, managers, employees, and CLIENT's Consultants from and against any and all costs, losses, and damages (including but not limited to all fees and charges of ENGINEERS, attorneys, and other professionals, and all court or arbitration or other dispute resolution costs) arising out of delays of performance.

3.3 The ENGINEER agrees that it shall, at ENGINEER's sole expense, indemnify and hold harmless the CLIENT against liability for damage to the extent that the damage is caused by or results from an act of negligence, intentional tort, intellectual property infringement, or failure to pay a subcontractor or supplier committed by the indemnitor or indemnitor's agent, consultant under contract, or another entity over which the indemnitor exercises control. ENGINEER shall reimburse CLIENT reasonable attorney's fees.

Section 4

Termination

4.1 This contract will take effect immediately upon approval of both parties and terminate automatically at the completion of the project in accordance with the time schedule set forth in **Exhibit B-Work Schedule** billable monthly or as otherwise allowed herein. Upon termination of the AGREEMENT, the obligations of each of the respective parties shall cease immediately except as herein provided otherwise. Upon the expiration of this contract, the contract may be renewed only with the consent of the City of Pharr Board of Commissioners.

4.2 This AGREEMENT may also be terminated for convenience on fifteen (15) days written notice, or for cause if either party fails substantially to perform through no fault of the other and does not attempt to cure any deficiency related to nonperformance no later than five (5) days following receipt of any written notice of deficiency. Termination may occur if it can reasonably be inferred by information exchanged that an anticipated breach will occur. Upon such anticipatory breach, the non-breaching party may immediately file a claim on bond or other necessary action so as to avoid harm, injury, and damages including delays.

4.3 If this AGREEMENT is terminated by CLIENT with cause or by ENGINEER without cause; the ENGINEER shall be paid the reasonable value of services performed by the ENGINEER prior to termination date, minus the cost to complete the scope of work under this AGREEMENT. Expenses related to the PROJECT will be paid accordingly upon receiving invoices, timesheets and ENGINEER's requests for payment for all expenses

and services arising from work performed and expenses incurred prior to the date of termination. ENGINEER shall have thirty (30) days to submit its final request for payment from the date of termination along with all appropriate documentation in support of same. No other expenses related to this PROJECT or AGREEMENT prior to termination date will be paid. CLIENT shall have the right to review all expenses, if questions arise concerning expenses, no payment will be made until AGREEMENT is reached between CLIENT and ENGINEER. The parties are also bound by applicable state or federal requirements related to the use or payment of fees and expenses.

4.4 As CLIENT is a governmental entity, it is at all times subject to the budgetary considerations of any given year as well as changes that may occur during each fiscal year. If at any time the CLIENT believes that due to budgetary considerations it is no longer able to perform under this AGREEMENT, CLIENT shall provide written notification of its termination of the AGREEMENT, which shall be effective immediately upon notification. Upon termination of AGREEMENT, the obligation of each the respective parties shall cease immediately pursuant to Tex. Loc. Govt. Code Ann. §271.903.

4.5 Pre-Litigation Alternative Dispute Resolution Requirement. Except under an anticipatory breach, prior to the filing of any cause of action by either party in any court of competent jurisdiction, the claiming party shall refer any dispute to mediation. Upon acceptance by the non-claiming party, the parties shall mutually appoint a qualified mediator and thereafter schedule and participate in mediation.

Section 5

Professional Services Fee

5.1 The fee for providing the Scope of Services as described in **Exhibit C-Fee Estimate**.

5.2 For all services to be performed by ENGINEER under this AGREEMENT, ENGINEER shall be paid the amounts set forth in **Exhibit C-Fee Estimate** according to the completion of each task. In no event shall ENGINEER's total compensation exceed the sum of **(\$165,744.00) One Hundred Sixty-Five Thousand Seven Hundred and Forty-Four Dollars payable in monthly equal sums over a 24-month period** without additional written authorization from CLIENT. Payment by CLIENT under this AGREEMENT shall not be deemed a waiver of defects, even if CLIENT knew such defects at the time of payment.

Section 6

Reimbursable Expenses

6.1 Reimbursable expenses shall be approved by CLIENT before charges are rendered. Reimbursable expenses are in addition to the Professional Services Fee and will be invoiced at their direct cost plus five percent (5%). Reimbursable expenses include Reproduction of Documents; any other disbursements and expenses made on behalf of the CLIENT; with the CLIENT's approval. A reimbursable expense does not include postage, FedEx, UPS, DHL or any overnight delivery services. ENGINEER or ARCHITECT or any CONTRACTOR is not authorized to claim on behalf of service or goods providers or any sub-contractor liquidation or consolidation of claims for expenses and cost amounts that were invoiced and paid by CLIENT directly to ENGINEER, ARCHITECT or any CONTRACTOR.

6.2 The CLIENT or any duly authorized representative of the funding agency shall have access to any books, documents, papers and records of the ENGINEER which are directly pertinent to this project for the purpose of making audit, examination, excerpts, and transcriptions.

Section 7

Application for Payments (Invoices)

7.1 Payment in full of all invoices is due within thirty (30) business days after approval of CLIENT, only original invoices will be accepted, no faxes or copies of invoice(s) will be accepted for payments. If CLIENT objects to all or any portion of invoice(s), CLIENT shall notify ENGINEER, in writing, within 10 days of the nature of such objection and the amount in dispute. CLIENT shall pay when due the portion of the billing, if any, which is not in dispute. The ENGINEER and CLIENT will make every effort to settle the disputed invoice(s) through good faith negotiations.

Section 8

Qualifications on Obligation to Pay

8.1 CLIENT shall not be obligated to make payment to ENGINEER in the event one or more of the following conditions are in existence:

8.2 ENGINEER is in default of any of its obligations hereunder or otherwise is in default under this AGREEMENT or any of the Contract documents and CLIENT has provided written notice of such alleged default and provided ENGINEER a reasonable opportunity to cure.

8.3 Any part of such payment is attributable to services which are not performed in accordance with this AGREEMENT; for which CLIENT has provided written notice of

such non-conformance to ENGINEER and provided ENGINEER a reasonable opportunity to cure; provided however, such payment shall be made as to the part thereof attributable to services which were performed in accordance with this AGREEMENT;

8.4 ENGINEER has failed to make payment promptly to Engineers or other third parties used in connection with the services for which CLIENT has made payment to ENGINEER;

8.5 If CLIENT, in its good faith judgment, determines that the portion of the compensation then remaining unpaid will not be sufficient to complete the services in accordance with this AGREEMENT, the CLIENT shall provide ENGINEER with written notice in reasonably sufficient detail of its basis for withholding payment and the portion of services CLIENT deems sufficient for payment to resume; no additional payments will be due ENGINEER hereunder unless and until ENGINEER, at its sole cost, performs a sufficient portion of the Services so that such portion of the compensation then remaining unpaid is determined by CLIENT to be sufficient to so complete the services;

8.6 No partial payment made hereunder shall be or construed to be final acceptance or approval of that part of the services to which such partial payment relates or relieves ENGINEER of any its obligations hereunder with respect thereto;

8.7 ENGINEER shall promptly pay all bills for labor performed and materials furnished by others in connection with the performance of the services.

8.8 ENGINEER acknowledges that ENGINEER's skill and expertise is a material consideration for CLIENT entering into this AGREEMENT. ENGINEER shall not assign, subcontract or delegate to any other party the performance of any to be rendered by ENGINEER under this AGREEMENT without prior written approval of CLIENT. If CLIENT consents to any subcontracting of work, ENGINEER shall be fully responsible to CLIENT for all acts or omissions of the sub-consultant(s).

Section 9

Final Payment

9.1 Final Payment After final completion of the work and acceptance thereof by CLIENT, ENGINEER shall submit a final invoice "Final Invoice" which shall set forth all amounts due and remaining unpaid to ENGINEER and upon approval thereof by CLIENT, CLIENT shall pay to ENGINEER the amount due "Final Payment" under such Final Invoice in accordance with Section 7 and 8.

9.2 WAIVER. The making of the Final Payment shall constitute a waiver of all claims by the CLIENT except those arising from (1) faulty or defective services appearing after completion of the Work, (2) failure of the services to comply with the requirements of this AGREEMENT or the Contract documents or the Scope of Services or (3) terms of any

special warranties required by this AGREEMENT or provided by law or in equity. The acceptance of Final Payment shall constitute a waiver of all claims for payment by the ENGINEER except those previously made in writing and identified by the ENGINEER as unsettled at the time of the Final Invoice for payment.

Section 10

Ownership and Reuse of Documents

10.1 The CLIENT will be entitled to retain ownership of the Project Documents. The CLIENT will retain original documents (Plans and Specifications, drawing, designs, invoices, subcontractor invoices, hourly time sheets, sub-contracts, and survey notes) developed in connection with services performed, CLIENT shall have sole right to use such materials at its discretion without further compensation to ENGINEER or to any other party. The ENGINEER may retain reproducible copies of such documents. The CLIENT will require copies of all final electronic (DWF, AutoCAD and pdf format) drawings of the Final PROJECT Construction Plans. CLIENT hereby agrees, to the extent permitted by law, to defend, indemnify, and hold ENGINEER harmless from any claim or liability for injury or loss allegedly arising from the CLIENT'S reuse of the project documents for any other project not related to this Project.

10.2 As-built drawings will be required to be signed and seal at the end of the project and will be required to submit one set of 11" x 17" drawings. The CLIENT will also require copies of any final electronic (DWF, AutoCAD and pdf format) drawings of the Final PROJECT As-Built Construction Plans.

Section 11

Other Conditions or Services

11.1 Notwithstanding anything to the contrary contained in this AGREEMENT, CLIENT and ENGINEER agree and acknowledge that CLIENT is entering into this AGREEMENT in reliance on ENGINEER's experience and abilities with respect to performing the Services outlined in the Scope of Services. ENGINEER represents to CLIENT that ENGINEER will use its best efforts, skill judgment and abilities to manage the project and to further the interests of CLIENT in accordance with CLIENT's requirements and procedures, in accordance with all applicable national, federal, state, and municipal laws, regulations, codes, ordinances, orders, and with those of any other body having jurisdiction.

11.2 ENGINEER must perform its services (1) with the professional skill and care ordinarily provided by competent engineers practicing in the same or similar locality and under the same or similar circumstances and professional license; and (2) as expeditiously as is prudent considering the ordinary professional skill and care of a competent engineer.

11.3 The ENGINEER represents, covenants and agrees that the person directly in charge of the professional ENGINEER work is duly registered under applicable Texas Law.

11.4 The CLIENT and ENGINEER agree that certain increased cost and changes may be required because of design errors or omissions in the drawings and specifications prepared by the ENGINEER. In evaluating design errors and omissions related to underground utility work, conflicts due to insufficient knowledge of underground pipe locations, abandoned pipes unknown to designer or other conflicts related to city owned and third party utilities shall not be considered design errors or omissions unless such conflicts should have reasonably been known by ENGINEER. ENGINEER shall make every effort to contact all underground utilities to indicate the location of their fixtures with the project area, ENGINEER shall keep documentation that such effort were made and will be require to turn over such documentations upon request of CLIENT, calling DIGTESS or 811 or One-Call center for Utilities location does not constitute effort from ENGINEER. The CLIENT will provide ENGINEER information of their underground facilities.

11.5 The CLIENT understands and agrees that ENGINEER's contractual duties related to identifying the existence and general location of existing utilities within the project limits will be as follows: 1.) ENGINEER will contact known public and franchise utilities owners that serve the project area and request that such utilities owners provide record drawings identifying such utilities; 2.) ENGINEER will maintain documentation of contacts with utilities contacted and ENGINEER agrees to provide CLIENT with electronic copies of same upon request by the Client; 3.) ENGINEER/ENGINEER'S REPRESENTATIVE will visit the project location and use reasonable efforts to identify observed utilities and other visible markers which will be recorded on the project documentation; and 4.) ENGINEER will engage the services of a utility location service provider, which may be DIGTESS, and include the information provided by same in the project documentation. ENGINEER will use reasonable and customary efforts to identify known and observed underground utilities utilizing the methodologies identified above which will constitute a good faith effort by ENGINEER. CLIENT acknowledges that unknown, unidentified and unrecorded underground utilities that may be encountered during construction activities, assuming that ENGINEER has performed the steps identified above, shall be considered as unforeseen conditions.

11.6 Where a change order to the construction contract is caused by a design error or omission committed by ENGINEER and the cumulative cost of all such changes orders exceeds two percent (2%) of the original construction contract amount, ENGINEER shall be obligated to reimburse CLIENT for one hundred percent (100%) of such excess cost. The formula of such reimbursement is as follows: [Cost of Design Error or Omission Change Orders] - [Original Construction Contract Amount x 0.02] = Required Reimbursement to CLIENT. ENGINEER shall not be required to reimburse CLIENT if cumulative cost of design error change order(s) does not exceed two percent of the original construction contract amount.

Section 12

Special Provisions

12.1 This document constitutes the entire AGREEMENT between the CLIENT and ENGINEER and may be modified only by AGREEMENT of both parties. All modifications will be in the form of an amended written AGREEMENT.

12.2 If either party should default (the "Defaulting Party"), the non-defaulting party may be awarded its damages and/or specific performance for such default including attorney's fees. A subsequent determination by a court of law of this State that any substantive portion of this AGREEMENT is illegal or unenforceable shall not affect the remaining portions of this AGREEMENT.

12.3 The parties agree that venue and jurisdiction shall lie exclusively in Hidalgo County, Texas, and further agree that Texas laws shall apply.

AGREED AS TO SUBSTANCE AND FORM

**GDJ Engineering, LLC.
2805 Fountain Plaza Blvd.
Suite B
Edinburg, TX 78539**


**Robert Macheska, PE, CFM
Executive Vice-President/COO**

By: 

Signature

ENGINEER


SIGNED on this the 26th day of May 2026.

Signed by:


97130EEBCD063462...
Dr. Jonathan B. Flores
City Manager
City of Pharr, Texas

SIGNED on 6/22/2026.

APPROVED AS TO FORM ONLY

DocuSigned by:


311B29C5EDE84B1...

CITY ATTORNEY

6/19/2026

DATE

EXHIBIT "A"
SCOPE OF SERVICES TO BE PROVIDED BY THE ENGINEER

PROJECT DESCRIPTION

The services designated herein as "Services provided by the ENGINEER" shall include the performance of all engineering services for the following described facility:

COUNTY/CITY: City of Pharr

CONTROL: _____

PROJECT/DESCRIPTION: MPO Coordination

LENGTH: N/A

HIGHWAY: Various

LIMITS: Various

PROJECT CLASSIFICATION

(Place an "X" in only one Project Classification)

- Surface Treatment
- Overlay
- Rehabilitation Existing Road (Scarify & Reshape)
- Convert Non-Freeway to Freeway
- Widen Freeway
- Widen Non-Freeway
- New Location Toll Freeway
- New Location Non-Freeway
- Interchange (New or Reconstruct)
- Bridge Widening or Rehabilitation
- Bridge Replacement
- Upgrade to Standards - Freeway
- Upgrade to Standards - Non-Freeway
- MPO Coordination

ENGINEER shall mean GDJ Engineering.

CITY shall mean CITY OF PHARR.

LPA shall mean CITY OF PHARR.

EXHIBIT “A”
SCOPE OF SERVICES TO BE PROVIDED BY THE ENGINEER

PRELIMINARY PROJECT DEVELOPMENT
(Function Code 102)

ADVANCED PLANNING MPO COORDINATION:

The ENGINEER will perform any needed preliminary/ongoing project planning which will include:

1. Meetings, Coordination & Support for Project Development
 - a. The Engineer will coordinate with the Owners representatives at the MPO Technical Advisory Committee (TAC) and Policy Committee and serve in an advisory position to assist the Owner in obtaining funding for projects. The Engineer shall serve as representative for the Owner in coordination items. The Engineer shall coordinate with the Owner’s staff on all Project related items.
 2. Evaluate the Owners Projects on Regional Planning Documents.
 - a. The Engineer will work with the Owner, TxDOT, and the MPO to evaluate the status of the Owners projects in the regional planning, documents.
 - b. The Engineer will review the local Transportation Improvement Program (TIP) to ensure there are no delays to the letting of projects in an advanced state of project development. This includes coordination with project engineers to ensure estimates and schedules are accurate.
 - c. The Engineer will review the Unified Transportation Program (UTP) to ensure the Owners Projects are properly listed on the TxDOT UTP to ensure there are no delays to project development.
 - d. The Engineer will review the Metropolitan Transportation Plan (MTP) to ensure the owners long range goals are properly listed on the MTP to advance opportunities for additional funding.
 - e. The Engineer will review and assess potential opportunities to advance the construction of the Owners projects.
 - f. The Engineer will coordinate with the Owner to develop project mitigation plans in the event that there is a decrease in available funding for projects.
 3. Capital Improvements Program (CIP) Development
 - a. The Engineer will assist the Owner with the Development of the CIP as it relates to available opportunities to leverage funding from the MPO.
 4. Audit and Periodically Update Regional Planning Documents
 - a. The Engineer will review the local Transportation Improvement Program (TIP) to ensure there are no delays to the letting of projects in an advanced state of project development. This includes coordination with project engineers to ensure estimates and schedules are accurate.
 - b. The Engineer will review the Unified Transportation Program (UTP) to ensure the Owners Projects are properly listed on the TxDOT UTP to ensure there are no delays to project development.
-

EXHIBIT "A"

SCOPE OF SERVICES TO BE PROVIDED BY THE ENGINEER

- c. The Engineer will review the Metropolitan Transportation Plan (MTP) to ensure the owners long range goals are properly listed on the MTP to advance opportunities for additional funding.
 - d. The Engineer will review and assess potential opportunities to advance the construction of the Owners projects.
 - e. The Engineer will coordinate with the Owner to develop project mitigation plans if there is a decrease in regional funding for projects.
5. Prepare Exhibits / Preliminary Estimates
 - a. The Engineer will assist the Owner with the preparation of preliminary project exhibits, maps, typical sections to allow for the development of preliminary project cost estimates for planning purposes.
 6. Draft Correspondence
 - a. The Engineer will assist the Owner with the preparation of draft correspondence to be used to advance the development of the Owners priority projects.
 7. Develop Project Agreements
 - a. The Engineer will assist the Owner with the development of Interlocal Agreements and project agreements with TxDOT, for example Advanced Funding Agreements (AFA), to ensure the Owners projects can be reviewed by TxDOT.
 8. State and Federal Grants
 - a. The Engineer will monitor opportunities for additional funding for the Owners projects including non-conventional State and Federal funding that may become available.

PRELIMINARY PROJECT DEVELOPMENT:

The ENGINEER will perform any needed preliminary project development which will include:

1. Establish Preliminary Design Values
 - a. The Engineer will work with the Owner to establish basic design concepts, project controls and a general scope for the Project.
 2. Prepare/Evaluate Preliminary Route Locations on Uncontrolled Mapping*
 - a. The Engineer will evaluate various alternatives (route locations, alignment shifts, geometry) for the Project.
 3. Uncontrolled Mapping (w/Contours & GIS Data)
 - a. The Engineer will investigate the existing routes and coordinate with the Owner on establishing the best-fit alignments and mapping proposed geometry for Projects. A Preliminary Location Exhibit will be developed.
 4. Investigate Preliminary ROW Requirements
 - a. The Engineer will research and identify affected property owners on the Projects alignment and proposed ROW utilizing the latest appraisal district file information from the Hidalgo County Appraisal District and subdivision plat information from Carson Maps.
-

EXHIBIT "A"

SCOPE OF SERVICES TO BE PROVIDED BY THE ENGINEER

5. Prepare Preliminary Cost Estimates
 - a. The Engineer will calculate preliminary construction cost estimates for the location and geometry of the Projects.

6. Prepare a Project Fact Sheet for All Anticipated Costs
 - a. The Engineer will produce a Project Fact Sheet providing summaries of all pertinent items in the scope of services (as required) and providing estimated local costs vs. total project costs for the Projects.

7. Meetings, Coordination & Support for Project Development
 - a. The Engineer shall provide coordination services and shall assist in meetings and workshops with TxDOT, Hidalgo County, Hidalgo County Drainage District No. 1, any Hidalgo County Irrigation Districts, and all other affected parties. The Engineer shall serve as representative for the Owner in coordination items. The Engineer shall coordinate with the Owner's staff on all Project related items.

* A Phase I or better survey for hazardous materials should be included as a determining factor of route selection. Projects which do not require additional ROW should be considered separately from an expansion or new location.

ADDITIONAL RESONSIBILITIES

MEETINGS:

Meetings will be held with the FHWA, State Officials, local governments, property owners, utility owners, railroad companies, other consulting firms, etc., as needed or required by the LPA. The ENGINEER shall coordinate through the LPA for the development of this project with any local entity having jurisdiction or interest in the project (i.e., city, county, etc).

PROJECT MANAGER/ENGINEER COMMUNICATION:

The ENGINEER shall designate one Texas Registered Professional Engineer to be responsible throughout the project for project management and all communications, including billing, with the LPA's Director. Any replacements to the ENGINEER's designated Project Manager/Engineer must be approved by the LPA.

DOCUMENT AND INFORMATION EXCHANGE:

Data provided to the LPA shall be furnished on 8GB USB flash drives. Each 8 GB flash drive shall have a file titled Table of Contents. The Table of Contents shall indicate the locations of files within the directory structure of the documentation.

PROPOSAL TIME:

The time indicated in the proposal and the contract shall include time necessary for reviews, approval, etc.

OFFICE LOCATION:

The ENGINEER will perform all services to be provided under this agreement out of their office located at: 2805 Fountain Plaza Blvd., Suite B, Edinburg, Texas 78539

Client: City of Pharr

"Exhibit B"
PROJECT SCHEDULE
MPO / TxDOT Project Oversight Coordination

TASK AND DESCRIPTION	ENTITY	2026							2027							2028									
		JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY
WORK AUTHORIZATION #1 TASKS																									
Project Planning and Programming																									
Coord. with TxDOT On City of Pharr. Project Status	GDJ																								
Coordination with RGV MPO and TxDOT for project funding	GDJ																								
Coordination of TIP/MTP Documents to facilitate project development	GDJ																								
Coordinate Functional Classification of projects	GDJ																								
Coordinate with TxDOT for addition of City of Pharr Projects to UTP	GDJ																								
AFA coordination with TxDOT	GDJ																								

 GDJ TASK
 CITY OF PHARR TASK

"Attachment D" Fee Estimate



On-Call Services for TxDOT / Metropolitan Planning Organization (MPO) Services

<i>On-Call Services Metropolitan Planning Organization (MPO) / TxDOT Services</i>			MANHOURS						Total Hours	Total Line Item Cost
			Principal	Project Manager / Sr. Planner	Project/Design Engineer	EIT / GIS Specialist	Engineering Tech	Admin/Clerical		
TASK										
1	TxDOT/MPO Project / Agenda Review	1	6					7	\$ 1,395.00	
2	Advise and Provide Update to Staff and MPO Policy Member	1	6					7	\$ 1,395.00	
3	TAC Preparation		8					8	\$ 1,560.00	
4	Info, Documents, Meetings, and Maps Needed for the RGVMPPO TAC and Policy Reps		4	4	8		2	18	\$ 2,226.00	
5	Administrative / Clerical Preparation						6	6	\$ 330.00	
Subtotal			2	24	4	8	0	8	46	
Labor Hours			2	24	4	8	0	8	46	
Contract Rate			\$ 225.00	\$ 195.00	\$ 144.00	\$ 95.00	\$ 82.00	\$ 55.00		
Total Labor Costs			\$ 450.00	\$ 4,680.00	\$ 576.00	\$ 760.00	\$ -	\$ 440.00	\$ 6,906.00	

LINE ITEM EXPENSES

	Cost	Unit	Total		\$	-
Total Expenses					\$	-

GDJ Engineering Total Monthly Cost

\$ 6,906.00



AGENDA MEMORANDUM

BOARD: BOARD OF COMMISSIONERS

AGENDA ITEM #: 7.E.

DATE SUBMITTED: June 24, 2026

MEETING DATE: July 6, 2026

FROM: Daniela Urzua, Administrative Assistant

DEPARTMENT: Public Health

DIRECTOR: Elizabeth Diaz

Agenda Item: Consideration and action, if any, on Memorandum of Understanding (MOU) with Driscoll Health Plan to expand community access to high-quality literacy resources through City facilities and programs. **This item supports QL - Quality of Life.**

Classification: Regular

(* If closed session, City Attorney must review and approve.)

Issue: Consideration of a partnership with Driscoll Health Plan to enhance early childhood literacy by providing free educational resources to children and families throughout the City.

Fiscal Consideration: N/A

Staff Recommendation: Staff recommends approval to increase access to literacy resources and support educational and developmental outcomes for children and families within the city.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Daniela Urzua	Created/Initiated - 06/24/2026
Elizabeth Diaz	Approved - 06/24/2026
Melanie Cano	Approved - 06/24/2026
Ricardo Rodriguez	Approved - 06/24/2026
Jamison Merrick	Approved - 06/26/2026
Maritza Magallan	Approved - 06/26/2026
City Management Office	New -

**Memorandum of Understanding (MOU)
Between Driscoll Health Plan (DHP) and
City of Pharr (COP)**

This Memorandum of Understanding (MOU) is entered between:

Driscoll Health Plan (DHP)

4525 Ayers Street
Corpus Christi, TX 78415

And

City of Pharr (COP)

118 S Cage Blvd,
Pharr, TX 78577

Commented [AM1]: Recommendation: Include (COP) to mirror what you have done with DHP above.

Hereinafter collectively referred to as the "Parties."

I. Purpose and Scope

The purpose of this MOU is to establish a framework for collaboration between Driscoll Health Plan (DHP) and City of Pharr (COP), to better serve the needs of the community and families by strengthening family health education and increasing community access to high-quality literacy resources throughout the City of Pharr facilities.

II. Agreements

- a. DHP agrees to facilitate a presenter for parent meetings to inform decision makers on available services and program information. DHP and COP will work on a cadence appropriate to Pharr residents and DHP staffing.
- b. DHP agrees to continuously enhance the collaboration through phone, correspondence, and/or meetings when necessary.
- c. DHP will provide the health plans customer services number for COP when Pharr residents need support. DHP will provide a representative to COP to support navigation of needs identified.
- d. DHP agrees to invite COP to community events hosted by DHP.
- e. COP will collaborate with DHP by inviting them to participate in city events and health fairs that support shared health initiatives and community wellness efforts.
- f. COP agrees to provide a facility to DHP for parent presentations.
- g. COP agrees to maintain and support the displays within designated facilities.
- h. DHP agrees to provide products for literacy corners.
 - a. DHP will purchase all items for this initiative.
 - b. DHP's estimated in-kind donation will be Three Thousand One Hundred and Eighty Dollars (\$3,180.00) which will be used to purchase the following:
 - \$870.00 6 Wall Literature Display- (Hold 6 education topics x display)
 - \$150.00 6 Wall Plaques to be displayed over the literature section.

Commented [AM2]: Future events within the city and health initiatives

- \$2,160.00 144 Health Education Packs 6 health education sheets will be provided with a cadence with a quarterly, printing cost will be provided by DHP.
 - 6 wall displays with 6 education topic slots = 24 Health Education Packs
 - Health Education Topics selected from a 35-topic library.

c. DHP shall provide a sponsorship totaling Fourteen Thousand Two Hundred Five Dollars (\$14,250.00) over a two-year plan to cover the items outlined below, which will be purchased by COP.

- \$9,000 6 Tablets for Display (Videos, Pictures, Podcasts)
- \$450.00 6 Tablet Cases (Rugged, lockable, healthcare-grade)
- \$4,800 6 Commercial-grade locking kiosks

- i. COP agrees to display and showcase DHP educational materials within the Health Literacy Corners. The Parties acknowledge, however, that these spaces are intended to serve the broader community. Therefore, COP may also include educational materials, resources, and information from additional community partners, public health agencies, and relevant programs as appropriate. All displayed materials will uphold the City of Pharr’s standards for accuracy, quality, and community benefit, ensuring Driscoll Health Plan’s information is presented prominently while maintaining a non-exclusive, community-centered approach.
- j. Both COP and DHP agree to review data to review quarterly goals.

Commented [AM3]: Add to MOU, Year 1 sponsorship for health literacy corners (\$7,125.00)

Commented [AM4]: DHP has agreed to provide funding for three locations as a kick-start to this partnership. Once utilization data has been reviewed, both parties will discuss potential funding for additional locations.

Commented [AM5]: Recommendation: DHP requests that through this partnership, the literacy corners (Acrylic and electronic) do not promote DHP’s direct competitors, United Health Care, Molina Health Care, Superior Health Care.

Commented [AM6]: Recommendation: Both COP and DHP agree to review data to review qrtly goals.

III. Term and Review

This MOU shall become effective upon signature by both parties and shall remain in effect until terminated by either party with 30 days’ written notice. Both parties agree to review and renew this MOU annually to ensure its relevance and effectiveness.

IV. Amendments

Any amendments or modifications to this MOU must be made in writing and signed by both parties.

V. Termination

Either party may terminate this MOU with a 30-day written notice. Termination of this MOU shall not affect any obligations or commitments made prior to the termination date.

VI. Terms and Conditions

- a. The Parties acknowledge that confidential information may be shared during the course of the collaboration. Both Parties agree to maintain the confidentiality of all proprietary, sensitive, and non-public information obtained from the other Party. This obligation of confidentiality shall continue beyond the termination of this MOU.
- b. This MOU shall be effective from the date of execution and shall remain in force until either Party terminates it with thirty (30) days’ written notice.

- c. Any amendments to this MOU must be made in writing and signed by both Parties.
- d. Either Party may terminate this MOU with thirty (30) days written notice to the other Party or immediately in the event of a material breach of any provision herein.

VII. General Provisions

- a. This MOU does not create a partnership, joint venture, or any other legal relationship between the Parties, other than as specified herein.
- b. This MOU is governed by the laws of Texas and any disputes arising out of or in connection with this MOU shall be subject to the exclusive jurisdiction of the state and federal courts located within the state of Texas.
- c. This MOU represents the entire understanding between the Parties and supersedes any prior agreements or understandings, whether written or oral, related to the subject matter herein.
- d. All services performed and all information maintained or stored under this Agreement will be performed, stored, and maintained exclusively within the United States.

Commented [AM7]: Verbiage added to all MOU's

Financial Support:

- 1. In-kind donation will be provided by DHP to COP after execution of MOU.
 - a. Year 1: 6 acrylic holders, health education sheets, sponsorship for 3 tablet displays.
 - b. Year 2: Sponsorship for 3 tablet displays for three other sites.
- 2. Sponsorship will be mailed within 6-8 weeks after execution of MOU in two payments.
 - a. Payment 1 Year 1: \$7,152.50
 - b. Payment 2 Year 1: \$7,152.50
 - i. Year 2 of agreement will pay after both DHP and COP evaluate the utilization and success for the health literacy corners.
 - c. Payment 1 Year: \$7,152.50
 - d. Payment 2 Year: \$7,152.50
- 3. For each quarter within the 24' month agreement.
 - a. DHP and COP will determine presentation cadence, location, language and education setting.
 - b. COP will provide update on health education sheets for restock if necessary
 - c. DHP and COP will have flexibility with this agreement to grow the partnership with initiatives that align with the goals.
 - d. COP and DHP will jointly evaluate the utilization of health education corners and adjust as needed.
 - e. DHP is willing to collaborate with COP on health initiatives within the City of Pharr, including but not limited to health fairs, presentations, expos, and other large-scale community events.

Commented [AM8]: Recommendation: Review new section and incorporate.

IN WITNESS WHEREOF, the Parties hereto have executed this Memorandum of Understanding as of the date first above written and will remain in effect for 24 months following the execution date.

Driscoll Health Plan (DHP)

City Of Pharr

Signature: _____
Craig Smith
DHP Chief Executive Officer

Signature: _____

Date: _____

Date: _____

